# Hunter Associates, LLC 772 FARMINGTON AVENUE

# FARMINGTON, CONNECTICUT 06032 (860) 677-9646

e-mail: BruceH@hunterllc.com

R. Bruce Hunter, MAI Russell Hunter, MAI

July 9, 2020

Michael Rybak, Jr., Esquire Anthony F. DiPentima, Esquire Guion, Stevens & Rybak, LLP 93 West Street - P.O. Box 338 Litchfield, CT 06759-0338

> Re: A Proposed 154' high Monopole Cell Tower On 1.99 acres Map 10, Block 22, Lot 38, (W/S) Bald Hill Road Kent, Connecticut

Dear Attorneys Rybak and DiPentima:

At your request, I have reviewed the proposed plans for the installation of a cell tower for the purpose of determining the impact, if any, on adjoining and nearby residential property values as well as on the character of the neighborhood. The client and anticipated user of this neighborhood impact study is the law firm of Guion, Stevens & Rybak, LLP. Additional intended users may include the CT Siting Council as well as, possibly, the Courts of the State of Connecticut and/or the Federal Courts.

A neighborhood impact study is a process by which an appraiser reviews an existing or proposed use to determine if that use may or may not have a detrimental impact on property values or on the character of the neighborhood.

Where appropriate, such a study certainly may consider the effect on value of changes to the environmental factors surrounding a piece of property, as well as harm to nearby scenic, historic, and recreational resources. Furthermore, the degree to which a cellular tower facility violates local zoning regulations and is incongruent with the neighborhood may also have a negative effect on value. Thus, a neighborhood impact study may include consideration of harms to factors the Connecticut Siting Council must consider.

Ideally, the appraiser should perform a paired-sales analysis, where sale prices of single-family residences surrounding similar uses are examined and compared to the sale prices of single-family residences that are not in close proximity to a similar use.

Alternatively, statistical studies, including simple and multiple regression analyses, are considered a refined version of a sales comparison analysis that generally uses more data and allows for the statistical testing of results. Statistical analysis is useful for large data sets, which are often available in the analysis of detrimental conditions. This type of study allows for the consideration of more than a small sample of sales or other data, and in many cases facilitates a relatively sophisticated and more meaningful analysis.

The measure of the effect or damages (if any) of the proposed use is the difference between having that use nearby and not having it nearby.

In many ways, zoning regulations are the primary method by which local governments and neighborhoods protect the integrity and availability of nearby natural resources. Indeed, in a rural residential area, environmental factors (ridgelines, forests, proportion of disturbance on a lot, potential contaminations, etc.) may figure heavily into desirability, and hence value, of a property. This is especially true of properties in rural areas, such as Kent, where potential buyers of a rural residential piece of property typically consider nearby environmental resources and amenities.

Further, many local zoning regulations limit the size of a building or development on a particular lot, discourage the cutting of trees, designate setback distances from neighboring properties, and limit the amount of impervious surface on a parcel of otherwise undeveloped land.

Finally, local zoning regulations often shape expectations of buyers of property in a neighborhood as to the nature of potential uses that may be developed close to what they are considering purchasing. And while zoning regulations may change over time or neighboring property owners may attempt to obtain variances from these regulations, the regulations nevertheless continue to generally apply and protect properties from incongruous uses in most circumstances.

According to Real Estate Damages, Applied Economics and Detrimental Conditions, published by the Appraisal Institute, "There is often a predisposition to believe that detrimental conditions automatically have a negative impact on property values. However, it is important to keep in mind that if a property's value is to be affected by a negative condition, whether internal or external to the property, that condition must be given enough weight in the decision-making process of buyers and sellers to have a material effect on pricing relative to all the other positive and negative attributes that influence the value of that particular property."

In this case, I have taken the following steps:

- I inspected the subject neighborhood to determine its characteristics;
- I reviewed the proposed Site Development Plan;
- I inspected 5 dwellings in close proximity to the proposed cell tower;
- I considered both physical and economic aspects of the project;
- I researched known impact studies for similar uses and have considered other studies I have conducted pertaining to the impact or lack of impact caused by proximity to cell towers and/or similar uses.
- Additionally, as the "Fall Zone" of the proposed tower would significantly (127± feet) encroach onto the property immediately to the south, constraining about 16,730 SF, or 0.384± acre without an easement allowing such an encroachment, I have estimated the impact of such a Regulatory Taking as if approvals for the cell tower are granted.

Additionally, I have done many formal paired-sales analyses, estimating the Impact on Value (or lack of value impact) to the subject or surrounding residential property values caused by the following:

- Proposed Condominium Developments
- Moderate/Low Income Housing
- Expansion of a Nursing Home
- Change of Zoning from Residential to Industrial/Commercial
- CT DOT takings / Easements, both Permanent and Temporary
- Purchase of Development Rights
- Gifts of Conservation Easements
- Contamination Impact Study
- Landfill Proximity Impact Study
- Electric Substation Proximity Impact Study
- Wind Tower Proximity Impact Study

In my professional capacity as a General Certified Connecticut Appraiser (qualifications attached), and based on my 36+ years of experience doing appraisals throughout Connecticut, Litchfield County and in the Town of Kent, I believe the following points to be true:

## PHYSICAL IMPACT

The proposed cell tower is to be 154 feet high and of a monopole-type construction. It would be situated in the south-westerly section of a  $1.99\pm$  acre rectangular-shaped parcel currently owned by Insite Towers Development 2 LLC (identified as Assessor's Map 10, Block 22, Lot 38) at an approximate base elevation of 1,300 feet above sea level.

According to the mapping/information provided by applicant and as well as through use of the Kent qPublic.net GIS mapping system, the cell tower location will be situated about 215' from the closest southerly house (Fitzpatrick);  $300\pm$  feet from the closest northerly house (Ough);  $400\pm$  feet from the house to the northeast (Holcombe & Kirkiles); and about 600 feet from the house to the southeast (Harris). There are several other houses that are also within 500 feet of the proposed tower to the south and west. However the impact on these additional homes has not been analyzed within this report as they are not parties to an action by the above-mentioned property owners.

The topography of the immediate area slopes in a southerly and southeasterly direction from the top of Bald Hill, situated to the north of the proposed tower site.

- Therefore, the closest dwelling (Fitzpatrick) is about 20' lower in elevation from the tower base, resulting in the tower having a effective height of 174± feet above that dwelling.
- The DiPentima dwelling is located at or slightly below the tower base elevation on the easterly side of Bald Hill Road.
- The Ough dwelling is set about 20 feet above the tower base elevation (yet with the tower and base being in clear view)
- The Holcombe- Kirkiles dwelling is approximately at the same elevation as the tower base
- The Harris dwelling is set at elevation 1,220 above sea level, about 80 feet below the tower base.

The compound, base and lower section of the proposed cell tower will be visible from the Fitzpatrick, Ough and DiPentima properties.

# PHYSICAL IMPACT (continued)

Proposed improvements will include cutting and clearing about 22 trees, with an area of disturbance of about 15,500 SF or  $0.36\pm$  acre. The leased area will have dimensions of about 60'x 90' and the proposed compound will have approximate dimensions of 60' x 70' (with a slight jog) containing about 3,950 SF and will be surrounded by a 8'-high chain link fence Initial plans include a 6'x 6' cabinet area, however the plans show a total of 5 "future equipment areas" totaling 12' x 20' each or a total of 1,200 SF of proposed additional building area(s). Although the initial plans show only one antenna array at the top of the pole, future expansion plans include five additional antenna arrays. The massing of these antenna arrays will have a significant visual impact on the neighborhood environment, which is rural-residential in character, and especially on the Fitzpatrick, Ough and DiPentima properties.

# SUBJECT NEIGHBORHOOD BEFORE AND AFTER THE IMPOSITION OF THE CELL TOWER

Improvements in the neighborhood consist of Cape, Contemporary, and Colonial-Style dwellings on lots ranging in size from a 1.5 acre street-front lot to a 7.8 acre rear lot in an established well-maintained residential neighborhood in the rural-residential community of Kent. The neighborhood is currently attractive to weekend residents and to professionals who commute to employment within Litchfield County and Connecticut. These buyers typically look for bucolic, natural settings and are sensitive to (even refuse to consider purchasing) properties that are in close proximity to incompatible industrial-type uses similar to the proposed cell tower and associated service compound. The existence of (or public proposal for) such a use will reduce the pool of potential purchasers, thereby depressing property values.

After the construction of the cell tower and supporting service compound, the aesthetics (and general environment) associated with the immediately surrounding lots with views of these elements will be negatively impacted. Any potential purchaser of these parcels (especially the Fitzpatrick, Ough and DiPentima properties) will be subjected to a direct view of what appears to be more of an industrial use in an otherwise natural rural-residential area. In addition to the cell tower looming 174± high over the Fitzpatrick property, the southerly side of the 8-foot high chain link compound fence will be 25 feet from the Fitzpatrick property line and about 190 feet from and in plain view from all of the windows along the northerly side of the dwelling, including the kitchen and several bedrooms, as well as from the deck located in the rear. The cell tower and compound will be in direct view from the kitchen and southerly windows of the Ough dwelling and, to a lesser extent, the westerly-facing windows of the DiPentima dwelling.

The proposed removal of numerous trees on the proposed Bald Hill Road site, as well as the Tower's substantial proposed height above the ridgeline damages that natural character. The combination of the removal of trees and the tower's rather substantial height above the tree line will make the structure even more visible from a variety of locations. The proposed cell tower is fundamentally incompatible with the surrounding area on Bald Hill Road — a rural, largely forested residential area with single-family dwellings nearby. These homes derive a substantial part of their value from their surroundings. The same homes, if near industrial uses would likely be substantially lower in value than in their present rural-residential setting.

In addition to visual impacts imposed on the direct neighbors, the proposed cell tower will stick out like a sore thumb along what is an otherwise uninterrupted ridgeline along the easterly side of the Housatonic Valley. Therefore, the proposed cell tower will negatively impact the scenic views, historic, environmental and natural character of the area along the approaches to the Village of Kent.

Specifically, this cell tower will be seen from and have a negative impact on the views, environment and character of the neighborhood from Richards Road heading north, from those houses along the southerly and easterly shore of South Spectacle Lake, and from along CT Route 341.

The proposed tower will be also be prominently visible from the Appalachian Trail which runs along the ridge line on the other (westerly) side of the Housatonic River Valley and will negatively impact the scenic views, historic, environmental and natural character of the area.

# ECONOMIC IMPACT

As part of the scope of this assignment, I have reviewed two studies of the possible impact of cell towers on property values in New Zealand and Florida, copies of which have been provided to the CT Siting Council separately from this Report. In brief, these peer-reviewed studies and their conclusions are summarized as follows:

 The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods" (New Zealand)

The Appraisal Journal, Summer, 2005, by Sandy Bond, PhD & Ko-Kang Wang

- Survey size 800 homes for Opinion Survey; 4,283 property sales
- Conclusion: "...The opinion survey results were generally confirmed by the market sales analysis using a hedonic house price approach. The results of the sales analysis show prices of properties were reduced by around 21% after a CPBS (Cellular phone base station) was built in the neighborhood. However, this result varies between neighborhoods, with a positive impact on price being recorded in one neighborhood, possibly due to the CPBS being built in that suburb before any adverse media publicity about CPBSs appeared in the local Christchurch press."

# • The Effect of Distance to Cell Phone Towers on House Prices in Florida

The Appraisal Journal, Fall, 2007, by Sandy Bond, PhD

- Survey size 5,783 homes
- In this study, a prior study in New Zealand (By Bond & Hue) was referenced, where "Generally, the closer a property is to the tower, the greater the decrease in price. The effect of (direct) proximity to a tower reduces price by 15% on average. This effect is reduced with distance from the tower and is negligible after 1000 feet."
- Conclusion: "...The results of the research show that prices of properties decreased by just over 2%, on average, after a tower was built. This effect generally diminished with distance from the tower and was almost negligible after about 656 feet."

The above two independent peer-reviewed studies tested the impact on residential values of proximity to cell towers and concluded that property values of residential homes in direct proximity to cell towers (similar to the subject Fitzpatrick, Ough and DiPentima properties) were reduced by 15% to 21%. The greater the distance, the value effect reduces and essentially becomes zero beyond 656 feet in Florida and 1,000 feet in New Zealand. This is consistent with other studies that claim that cell towers have no impact on property values where the studied "impact area" is typically beyond 600 feet.

Additionally, I have conducted several impact studies pertaining to the impact of proximity to and direct view of a cell tower/tower farm (within  $600\pm$  feet) as well as the impact on residential values caused by direct proximity to an electric substation.

# 1996 FARMINGTON CELL TOWER IMPACT STUDY

The Farmington Birdseye Road broadcast tower farm includes five, 260-300 foot tall guyed, lattice radio towers, which had been in place on the 17.2± acre site since 1965. This complex also includes a cell tower. As part of my 1996 analysis, I investigated and analyzed sales of homes which were located close to and with direct views of the towers. As these market transactions establish the value of the properties as impaired by the detrimental condition of proximity to and with direct views of broadcast/communication towers, the essence of the assignment was to estimate the unimpaired value. The difference between the values as "impaired" and "as if unimpaired" indicates the damages, if any, caused by proximity to the studied use.

# Test Area sales:

- On June 3, 1996, a Cape-style dwelling located at 101 Birdseye Road (with a view across Birdseye Road of the towers) sold for \$117,500.
- On July 1, 1996, a Ranch-style dwelling located at 135 Birdseye Road (directly across the street from the towers) sold for \$117,000.

# 1996 MATCHED PAIR ANALYSIS

# 101 Birdseye Road Study

The following page includes a recapitulation sheet adjustment grid on which control area comparable sales (non-impacted) were analyzed in correlation with 101 Birdseye Road which sold in proximity to and with direct views of broadcast/communication towers, in order to determine the non-impacted market value as of the purchase date. The adjustment grid on which the comparable sales were analyzed is consistent with that found on the Fannie Mae Uniform Residential Report Form. Adjustments were based on market extraction as well as parameters in the 1996 residential market. In general, the adjustment for difference in living area has been applied at a rate of \$20 per square foot. Additionally, an adjustment of \$5/SF for finished basement space, \$1,500 per ½ bath and \$3,000 per full bath and \$5,000 per garage is considered appropriate. These adjustments have been extracted from the market through the use of a combination of paired sales analyses and tendencies and costs found within the residential market for Cape-style dwellings.

The following chart illustrates the percentage differential attributable to the proximity of 101 Birdseye Road to and with direct views of broadcast/communication towers.

Adjusted Price Minus #101 Birdseye Selling Price Equals = Difference	Comparable 1 \$142,620 (\$117,500) \$25,120	Comparable 2 \$142,300 (\$117,500) \$24,800	Comparable 3 \$144,150 (\$117,500) \$26,650	As if no influence  Minus actual selling price  Equals Difference
Difference÷ Adjusted Price Equals Percentage change	(17.6%)	(17.4%)	(18.5%)	

As calculated above, the diminution in value attributable to the proximity of 101 Birdseye Road to and with direct views of broadcast/communication towers in Farmington Connecticut in 1996 ranged from 17.4% to 18.5%, with an average of 17.8%.

### EXHIBIT I

SUMMARY OF ADJUSTMENTS
COMPARABLE CAPE-STYLE HOME SALES : WITHOUT TOWER INFLUENCE

ADDRESS TAX MAP DATA SOURCE	SUBJECT UNIT 101 Birdseye Rd 63/15 Assessor/ Town Clerk	SALE #1 6 Fairview Dr 55/50 Assessor, Town Clerk		SALE #2 23 Knollwood Rd 20/14 Assessor; Town Cler	k	SALE #3 19 Knollwood Rd 20/12 Assessor; Town Clerk	-
	DESCRIPTION	DESCRIPTION	ADJUST	DESCRIPTION	ADJUST	DESCRIPTION	ADJUST \$129,900
REPORTED SALE PRICE REPORTED PRICE PER (SF)		(\$106.32)	\$142,900	(\$120_21)	\$125,500	(\$124.43)	\$125,500
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	\$0 \$1 <b>42,900</b>	Fee Simple	\$0 \$125,500	Fee Simple	\$0 \$129,900
FINANCING CONCESSIONS	None	None	\$0 \$142,900	None	\$0 \$125,500	None	\$0 \$129,900
CONDITIONS OF SALE (motivation)	Arm's-length	Arm's-length	<b>\$0</b> \$142,900	Arm's length	\$0 \$125,500	Arm's-length	\$0 \$129,900
DATE OF SALE	06/03/96	06/24/96	\$0 \$142,900	04/29/96	\$0 \$125,500	02/29/96	\$0 \$129,900
CUMULATIVELY ADJUSTED PER UNIT			\$142,900		\$125,500		\$129,900
Location Quality	Average/Suburban	Average/Suburban	\$0	Average/Suburban	\$0	Average/Suburban	\$0
Proximity to Subject	(2-4)	1.75 Miles	\$0	3.5 Miles	\$0	3.5 Miles	\$0
Lot size (acres)	0.46	0.40	\$0	0_48	\$0	0.67	(\$1,050)
View	Tower Farm	None	\$0	None	\$0	None	\$0
Year Built	1949	1948	\$0	1954	\$0	1954	\$0
Building Condition	Average	Average	\$0	Average -	\$2,500	Average -	\$2,500
Building Quality	Average	Average	\$0	Average	\$0	Average	\$0
Design Type	Cape	Cape	\$0	Саре	\$0	Cape	\$0
Unit floors	1.5	1.7	\$0	1.5	\$0	1.5	\$0
Appeal	Average	Average	\$0	Average	\$0	Average	\$0
D Total Rooms	7	6	\$0	5	\$0	5	\$0
I Bedrooms	3	2	\$500	2	\$500	2	\$500
Baths	2f	1f, 1h	\$1,500	11	\$3,000	tf, 1h	\$1,500
Gross Living Area (SF)	1,440	1.344	\$1,920	1,044	\$7,920	1,044	\$7,920
Basement Type	Full	Full	\$0	Full	\$0	Full	\$0
Basement Finished Area (SF)	360	o	\$1,800	0	\$1,800	0	\$1,800
Functional Utility	Average	Average	\$0	Average	\$0	Average	\$0
Heat / AC	OFA / None	OFHW / CAC	(\$1,000)	OFHW / None	\$0	OFHW / None	\$0
Fireplaces	1	1	\$0	1	\$0	1	\$0
Porches, Decks and Patios	216 SF WD; 24 EFP	300 SF WD; 88 SF OFP	\$0	None	\$1,080	None	\$1,080
Garage	0	1. Attached	(\$5,000)	0	\$0	1, Demolished	\$0
NET SUM OF DIRECT ADJUSTMENTS			(\$280)		\$16,800	hankojako	\$14,250
ADJUSTED PRICE		SHIWAT STORY	\$142,620	THE EAST TO THE	\$142,300		\$144,150
FOR CUMULATIVE ADJUSTMENTS	The finance adjustment	is applied to the nominal sale [	price per SF.	Then, each subsequent	adjustment is	appplied to the prior adju-	sted sale price

FOR COMMULATIVE ADJUSTMENTS
FOR DIRECT ADJUSTMENTS
FOR REPORTED PRICE

All adjustments are made to the cumulatively adjusted sale price.

The direct adjustments are then summed, and the net direct adjustment isadded to the cumulatively adjusted sale price.

MEAN ADJUSTED PRICE PER UNIT

\$143,023

# 1996 MATCHED PAIR ANALYSIS (continued)

# 135 Birdseye Road Study

The second following page includes a recapitulation sheet adjustment grid on which control area comparable sales (non-impacted) were analyzed in correlation with 135 Birdseye Road which sold in proximity to and with direct views of broadcast/communication towers, in order to determine the non-impacted market value as of the purchase date. Adjustments were based on market extraction as well as parameters in the 1996 residential market. In general, the adjustment for difference in living area was applied at a rate of \$25 per square foot. Downward adjustments have been made to Sales 4 and 5 to reflect the superior brick construction when compared to 135 Birdseye Road. Additionally, an adjustment of \$5/SF for finished basement space, \$1,500 per ½ bath and \$3,000 per full bath and \$2,500 for a basement garage vs. an attached garage is considered appropriate. These adjustments were extracted from the market through the use of a combination of paired sales analyses and tendencies and costs found within the residential market for Ranch-style dwellings.

The following chart illustrates the percentage differential attributable to the proximity of 135 Birdseye Road to and with direct views of broadcast/communication towers.

Adjusted Price Minus #101 Birdseye Selling Price Equals = Difference	Comparable 4 \$125,780 (\$117,000) \$8,780	Comparable 5 \$127,330 (\$117,000) \$10,330	Comparable 6 \$129,170 (\$117,000) \$12,170	As if no influence  Minus actual selling price  Equals Difference
Difference ÷ Adjusted Price Equals Percentage change	(7.0%)	(8.1%)	(9.4%)	

As calculated above, the diminution in value attributable to the proximity of 135 Birdseye Road to and with direct views of broadcast/communication towers in Farmington Connecticut in 1996 ranged from 7.0% to 9.4%, with an average of 8.2%.

## EXHIBIT II

SUMMARY OF ADJUSTMENTS COMPARABLE RANCH-STYLE HOME SALES - WITHOUT TOWER INFLUENCE FARMINGTON, CONNECTICUT

ADDRESS TAX MAP DATA SOURCE	SUBJECT UNIT 135 Birdseye Rd 63/26 Assessor/ Town Clerk	SALE #4 74 Helm Drive 46/10 Assessor; Town Clerk		SALE #5 12 Skyline Drive 45/49 Assessor; Town Clerk		SALE #6 37 Fairview Dr 65/68 Assessor; Town Clerk	
	DESCRIPTION	DESCRIPTION	ADJUST	DESCRIPTION	ADJUST \$146,000	DESCRIPTION	ADJUST \$124,000
REPORTED SALE PRICE REPORTED PRICE PER (SF)		(\$107.36)	\$140,000	(\$93,35)	\$146,000	(\$110,52)	Ψ124,000
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	\$0 \$140,000	Fee Simple	\$0 \$146,000	Fee Simple	\$0 \$124,000
FINANCING CONCESSIONS	None	None	\$0 \$140,000	None	\$0 \$146,000	None	\$0 \$124,000
CONDITIONS OF SALE (motivation)	Arm's-length	Arm's-length	\$0 \$140,000	Arm's-length	\$0 \$146,000	Arm's-length	\$0 \$124,000
DATE OF SALE	07/01/96	07/19/96	\$0 \$140,000	07/03/96	\$0 \$146,000	06/27/96	\$0 \$124,000
CUMULATIVELY ADJUSTED PER U	NIT		\$140,000		\$146,000		\$124,000
Location Quality	Average/Suburban	Average/Suburban	\$0	Average/Suburban	\$0	Average/Suburban	\$0
Proximity to Subject	200	2,5 Miles	\$0	2 Miles	\$0	1,75 Miles	\$0
Lot size (acres)	0.54	0,55	\$0	0.55	\$0	0.49	\$0
View	Tower Farm	None	\$0	None	\$0	None	\$0
Year Built	1951	1966	(\$2,500)	1955	\$0	1953	\$0
Building Condition	Average	Average	\$0	Average	\$0	Average	\$0
Building Quality	Average	Average + (Brick V.)	(\$1,000)	Good (Brick Const.)	(\$5,000)	Average	\$0
Design Type	Ranch	Ranch	\$0	Ranch	\$0	Ranch	\$0
Unit floors	1	1	\$0	1	\$0	1	\$0
Appeal	Average	Average	\$0	Average	\$0	Average	\$0
Total Rooms	5	5	\$0	6	\$0	6	\$0
Bedrooms	3	2	\$0	3	\$0	3	\$0
Baths	l <sub>1f</sub>	3f	(\$5,000)	1f, 1h	(\$1,500)	1f	\$0
Gross Living Allea (SF)	1,176	1,304	(\$3,200)	1,564	(\$9,700)	1,122	\$1,350
Basement Type	Full	Full	\$0	Full	\$0	Full	\$0
Basement Finished Area (SF)	264	576	(\$1,560)	448	(\$920)	0	\$1,320
Functional Utility	Average	Average	\$0	Average	\$0	Average	\$0
Heat / AC	OFHW / None	OFHW / None	\$0	OFHW / None	\$0	OFHW / None	\$0
Fireplaces	1	1	\$0	2	(\$1,200)	1	\$0
Porches Decks and Patios	28 SF OP; 20 OP	192 SF WD; 96 SF OFP	(\$960)	68 OFP; 140 SF Patio	(\$350)	42 SF WD; 150 SF SFP	\$0
Garage	1, Attached	2, Basement	\$0	2, Basement	\$0	1, Basement	\$2,500
NET SUM OF DIRECT ADJUSTMEN	ITS		(\$14,220)		(\$18,670)		\$5,170
ADJUSTED PRICE			\$125,780	BTW REPUBLIC	\$127,330		\$129,170

FOR CUMULATIVE ADJUSTMENTS The finance adjustment is applied to the nominal sale price per SF. Then, each subsequent adjustment is applied to the prior adjusted sale price.

FOR DIRECT ADJUSTMENTS

All adjustments are made to the cumulatively adjusted sale price.

FOR REPORTED PRICE

The direct adjustments are then summed, and the net direct adjustment is added to the cumulatively adjusted sale price,

MEAN ADJUSTED PRICE PER UNIT

\$127,427

# ELECTRIC SUBSTATION IMPACT STUDY

In 1996, we were asked to estimate the impact of the imposition of an electric substation on a 2.516-acre parcel off of Christian Street in Washington, Connecticut. The electric substation enclosure is similar to the subject proposed cell tower service compound in that the substation was constructed with a 8-foot high chain link fence with three strand barbed wire surrounding the more of an industrial use in an otherwise rural-residential area.

We were able to gather several matched pair data sets within Litchfield County pertaining to electric substation proximity impact on value:

- A set of matched pair sales of residential lots were found in the same subdivision in Goshen, with one lot which sold being next to a electric substation and two additional nearby sales of very similar lots without the substation influence.
- The 1993 sale for \$250,000 and subsequent 1996 resale for \$165,000 of 116 Christian Street which borders the easterly side, close to the substation in question, was also studied.

# Goshen, Connecticut Study

On Beach Street in Goshen, three residential lots sold in the same Birchwood Associates subdivision. One of the lots was very close to (within 100'), but not abutting an electric substation. The other two nearby sales of very similar lots were not influenced by the substation.

The lots studied have similar access to utilities, are located in the same Zoning district (RA-2), and, except for the nearby substation, have the same locational characteristics. The following lot sales occurred in a relatively stable market, (based on a review of sales figures published by the Commercial Record and discussions with market participants, including Mr. Thomas Mettling, the selling agent):

- On March 30, 1994, lot #4, comprising 2.276 acres sold for \$53,500 (from Birchwood Associates to Nelson as recorded in Volume 107, page 553 of the Goshen Land records). This rectangular-shaped lot has 210' of road frontage, gently sloping topography and was wooded. No financing was noted. A small area of wetlands is located in the southeasterly corner of the lot.
- On May 26, 1994, lot #8, comprising 2.864 acres sold for \$60,000 (from Birchwood Associates to Davis as recorded in Volume 107, page 878 of the Goshen Land records). This slightly irregular-shaped lot has 462' of road frontage, gently sloping topography and was wooded. A \$34,000, 15-year open-ended mortgage to Eagle Federal at 3.5% over their "index" was noted. Small areas of wetlands are located in the easterly portions of the lot.

# ELECTRIC SUBSTATION IMPACT STUDY

# Goshen, Connecticut Study (continued)

• On November 1, 1994, lot #1, comprising 2.236 acres sold for \$46,000 (from Birchwood Associates to Bosse as recorded in Volume 108, page 1037 of the Goshen Land records). This tapering lot has 295' of road frontage, gently sloping topography and was wooded. No financing was noted. This sale is within 100 feet of a electric substation situated directly to the north. The lot does not directly abut the substation as it is separated from the lot containing the substation by a 50' accessway leading to a interior parcel. This substation has exterior 8'-high chain link fencing dimensions of 70' x 70' and is situated on a 0.72-acre lot. The substation is visible to this lot and not to the other lots studied.

Lot sales 1 and 4 are considered to be directly comparable. The superior slightly larger lot area and rectangular shape of lot #4 is offset by the existence of a small area of wetlands. The indicated differential in value attributable to the electric substation for this matched pair was (14%).

Lot sales 1 and 8 are also considered to be directly comparable, after an adjustment has been made to reflect the larger size of lot #8. A downward adjustment of \$6,000, has been made to the sale of lot #8 to reflect the larger land area. This differential may be attributed to the decreasing utility of larger parcels of land on a per acre basis. The superior more rectangular shape of lot #8 is offset by the existence of several small areas of wetlands. Discussions with the Grantor indicate that this lot may not be resubdivided. After the adjustment for size to \$54,000, the indicated differential in value attributable to the electric substation for the matched pair of lots #8 and #1 was (14.8%).

It should be noted that the 14% value diminution is for a substation that is close, but not abutting. This study measured the impact on unimproved parcels only, not on improved lots with houses in place where value impact would be higher.

# 116 Christian Street Washington, Connecticut Study

116 Christian Street in Washington consisted of a 3.0-acre lot improved with a 2,128 square foot two story colonial style single family residential dwelling constructed circa 1840 and was located directly next to a site purchased for electric substation use by CL&P (separated only by a 50'-wide ROW). This dwelling had a total of seven rooms, three bedrooms, and 1.5 baths.

On April 30, 1993, Rocky River Realty Company (a subsidiary of CL&P) purchased this property from Edward R. Lerner et al for the consideration of \$250,000 as recorded in Volume 122, Page 1059 of the Washington Land records. It is our understanding that the Lerners either had threatened to or were in the process of litigating their displeasure with the fact that the Connecticut Light and Power Co. placed a utility sub-station on the property adjoining theirs on or about June 1991.

Discussions with the Lerners' Attorney, Amy Klein, indicated that the sale price of \$250,000 was considered by the Lerners to be "on the low side of fair" as they had a September 1991 appraisal estimating the range of value between \$250,000 and \$275,000, assuming that the substation did not exist. A review of Washington sales data published by the Commercial record indicates that the local market remained relatively flat, or experienced only a slight decline for the period between 1991 and 1993.

# **ELECTRIC SUBSTATION IMPACT STUDY**

# 116 Christian Street Washington, Connecticut Study (continued)

It is our understanding that there was also additional consideration paid to the Lerners but these monies paid reportedly had to do with reimbursement for legal fees and other expenses and did not, in their minds, reflect the purchase price of the house.

On July 1, 1996, we interviewed R. J. Clark, the broker for Rocky River Realty Company. He stated that the listing prices had been reduced beginning with an asking price of \$210,000 in January 1995 to \$195,000 in October 1995. The property was sold on March 18, 1996 to William H. Thompson for a stated consideration of \$180,000. Discussions with Mr. Thompson and the selling agent, indicated that a \$15,000 dollar credit to the buyer was made by Rocky River Realty Company. This credit to the buyer was reportedly for a new furnace and interior renovations. However, discussions with the listing agent indicated that the property remained in stable condition and suffered very little wear and tear or vandalism during the three years that the property was vacant. The value of the property did not decline between the sale and resale dates because of a change in its physical condition. It is also important to note that no financing was recorded with the deed for the March 18, 1996 purchase.

The listing broker indicated that the substation had a "negative impact" on this property. It is interesting to note that the buyers stated that they were required to sign an agreement stating that they would not sue CL&P (the seller) for any health related problems that <u>may</u> be related to the effects of EMF.

A review of the sales within the Commercial record for the period between 1993 and 1995 indicated that the market remained relatively flat, or increased slightly, with the median price for residential dwellings increasing from \$162,500 in 1993 to \$170,000 in 1995.

Therefore, based on the above information, with a purchase price of \$250,000 in April 1993 and a effective selling price of \$165,000 in March 1996, with a level or slightly increasing market and the property remaining in stable condition, the indicated diminution in value attributable to being next to an electric substation was 34%.

Again, the electric substation is similar to the subject proposed cell tower service compound in that the substation was constructed with a 8-foot high chain link fence, however topped with three strand barbed wire, surrounding more of an industrial use in an otherwise rural-residential area.

# <u>Valuation of the Bald Hill properties (#15, 25, 22, 26, and 2) assuming that no cell tower has been proposed or built</u>

Attached to this report are five individual appraisals of #15, 25, 22, 26, and 2 Bald Hill Road. These appraisals are based on the assumption that the cell tower site is proposed for residential use only and that the application for cell tower use has not been made. The following graph identifies each of the properties and their respective current market values (as of April 15, 2020). These valuations assume that the cell tower has not been proposed and will not be built.

Address/Owner	Lot size (acres)	<b>Lot Value As if Vacant</b>	House Improvements	<u>Current</u> <u>Market Value</u>
15 Bald Hill / Fitzpatrick	2.5	\$125,000	1,660 SF 5 rms/3 BR/2 bths	\$365,000*
25 Bald Hill / Ough	1.5	\$115,000	2,305 SF 9 rms/4 BR/3.5 bths	\$340,000
22 Bald Hill / DiPentima	3.24	\$130,000	2,693 SF 6 rms/3 BR/3 bths	\$450,000
26 Bald Hill / Holcombe + Kirkiles	3.95	\$136,000	2,700 SF 8 rms/4 BR/3.5 bths	\$575,000
2 Bald Hill / Harris	3.89	\$135,000	2,057 SF 7 rms/3 BR/2.5 bths	\$600,000

<sup>\*</sup> As though all in-process improvements have been completed as of the valuation date.

# <u>Valuation of the Bald Hill properties (#15, 25, 22, 26, and 2) assuming the Cell Tower</u> has been built and indicated value impacts

Based on my careful examination of the referenced impact studies and my personal inspection of the subject neighborhood, I believe that they are relevant and meaningful to an analysis of a possible impact on property values by the construction of the proposed cell tower in Kent. Their conclusions include the fact that direct proximity to a cell tower or a location within 600' of a cell tower is likely to cause a demonstrable impact on property values.

Based on our analysis of the referenced studies and matched pair sales, as well as informal interviews with market participants, significant downward adjustments (25%, declining to 5%, depending on distance and exposure) must be made to the studied properties to reflect the negative impact of proximity to the proposed cell tower, assuming that the tower is in place as of the valuation date.

Specifically, the Fitzpatrick property directly to the south is more impacted than the remaining studied properties because the cell tower site abuts, is about 215' from, and is very visible from the dwelling. With the unencumbered view of the cell tower and it's supporting compound (reflecting an industrial-type use), the estimated financial impact on this property is significant.

The Harris property is minimally impacted as it is about 600' away and substantially below the proposed tower base elevation.

IN SUMMARY, we have come to the conclusion that the market values of the subject properties assuming completed construction of the proposed cell tower are impacted as set forth in the following chart. The Valuation Impact is the difference between the current unencumbered value(a) and the estimated impacted value(b), assuming that proposed cell tower is in place, or (a-b -= value impact).

Address/Owner	<u>Current</u> <u>Market Value<sup>a</sup></u>	<u>% Impact /</u> Estimated Impacted Value <sup>b</sup>	= Value Impact (a-b)
15 Bald Hill / Fitzpatrick	\$365,000	25% / \$273,750	\$91,250
25 Bald Hill / Ough	\$340,000	15% / \$289,000	\$51,000
22 Bald Hill / DiPentima	\$450,000	10% / \$405,000	\$45,000
26 Bald Hill / Holcombe + Kirkiles	\$575,000	5% / \$546,250	\$28,750
2 Bald Hill / Harris	\$600,000	3% / \$582,000	\$18,000

If built, the tower and its associated compound will impose a substantial (cumulative \$234,000) loss of value to five of the neighboring properties on Bald Hill Road. The tower and compound would alter an otherwise pristine ridgeline and infringe on and harm the natural and environmental resources of a rural, residential area. The harm to these elements is a substantial factor in the reduction of the value of the studied five residential subject properties. The proposed project violates local zoning in numerous ways and imposes an industrial-type use on a wooded, residential neighborhood.

# FALL ZONE IMPACT ON THE FITZPATRICK PROPERTY

The Kent Zoning Regulations require that (Section 9660) "An antenna, tower, or wireless facilities requiring a special permit from the Commission shall comply with the following standards:

- ... (2) A new tower shall be on a lot of at least three acres of land and shall be of an area and configuration such that the tower in the proposed location shall be set back from all property lines by a distance no less than 120 percent of the height of the tower.
- ...(4) A related unmanned equipment and/or storage building(s) shall be permitted, provided that it contains no more than 750 square feet of gross floor area and is not more than 12 feet in height and is screened from view from adjacent properties and public streets."
- The proposed cell phone tower lot  $(1.99\pm acres)$  does not comply with the required minimum lot size.
- The smaller lot size and configuration of the proposed cell tower site does not allow for the proposed tower to comply with the required tower set back of 120 percent of the height of the tower from all property lines.
- Additionally, the plans include a 6'x 6' cabinet area as well as total of 5 "future equipment areas" totaling 12' x 20' each or a total of 1,200 SF of proposed building area(s), far in excess of the maximum allowed 750 SF of gross floor area.

Communication Tower Fall Zone distances, lot sizes, etc. as typically required by zoning regulations and noted above are designed to preclude impacts on surrounding properties from either being in the direct Fall Zone or injuries / damages to surrounding properties from debris falling from communication towers, such as falling ice, etc. Although representations may be made that the proposed communications tower may have a break point, with a smaller effective Fall Zone, there are no 100% guarantees that can be made that the proposed 154' tower may not fall to its entire length. Therefore, the entire 154' tower fall zone must be considered in its effect on the surrounding impacted properties.

The "Fall Zone" of the proposed tower would significantly ( $127\pm$  feet) encroach onto the Fitzpatrick property and will constrain about 16,730 SF, or  $0.384\pm$  acre without an easement allowing such an encroachment. If approvals for the cell tower are granted, it is my opinion that imposing this 'Fall Zone" area across a neighboring property would result in a Regulatory Taking, without Just Compensation being paid to the property owner.

This situation raises Constitutional issues of: 1)whether the CT Siting Council has the statutory right to do so and, 2) even if it does, how is the issue of Just Compensation resolved, where direct damages will occur through the imposition of a Fall Zone impact area?

# FALL ZONE IMPACT ON THE FITZPATRICK PROPERTY (continued)

Therefore, I have estimated the impact of such a Regulatory Taking if approvals for the cell tower are granted as follows:

The estimated value of the underlying land of Fitzpatrick parcel as though vacant is \$125,000. Dividing the \$125,000 value by 2.5 acres of land area, the contributory value for the entire overall buildable residential lot is \$50,000 per acre.

Assuming the imposition of such a taking by the Siting Council if approvals for this project are granted, the remaining  $2.116\pm$  unencumbered acres (2.5 acres minus 0.384 encumbered acres) are estimated to have a contributory value of \$105,800 (2.116 acres times \$50,000 per acre). The encumbered 0.384 acres are assumed to have a contributory value of 25% of the fee simple value, or \$4,800 (\$50,000 per acre x 0.25 x 0.384 acres).

The value of the underlying land After the Fall Zone encroachment is calculated as follows:

Therefore, the impact of the imposition of the fall zone on the Fitzpatrick property may be calculated as follows:

Unencumbered Value (assuming no encroachment) \$125,000

Minus Value of the land after Fall Zone imposed (\$110,600)

Equals damage caused by imposition of the Fall Zone \$14,400

As calculated above, the direct impact of such a take of the portion of the Fitzpatrick property by the Siting Council if approvals for this project are granted is estimated to be \$14,400. A legal question arises as to whether the Siting Council even has the statutory authority to impose takings of portions of the "bundle of rights" of properties that abut proposed communications tower sites.

# In Conclusion

Based on the results of my prior impact studies, my investigation of the relevant existing research, my study of the proposed property and neighborhood in Kent and a review of the pertinent appraisal literature, it is my opinion that, if the proposed cell tower is built, the improvements and rights taken will impose significant adverse effects upon the existing neighborhood and their property values. In particular, the **Fitzpatrick property will have a total impact on value of \$105,650** (\$91,250 locational impact plus a \$14,400 direct easement imposed by a fall zone encroachment).

Respectfully submitted,

R. Bruce Humer, MAI

HUNTER ASSOCIATES, LLC

# **CERTIFICATION**

The undersigned does hereby certify that, to the best of my knowledge and belief:

- 1. I have no present or prospective interest in the property that is the subject of the special permit application and no personal interest with respect to the parties involved. I have no bias with respect to the property that is the subject of this report/study or to the parties involved in this assignment or the issue in front of the Connecticut Siting Council. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment
- 2. I will not reveal the findings and results of this appraisal to anyone other than the proper officials of the client until authorized by said officials to do so or until required to do so by due process of law.
- 3. The statements of fact contained in this appraisal report / impact study, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct. No pertinent facts or information have been knowingly overlooked.
- 4. This report sets forth the limiting conditions imposed by the terms of my assignment or by the undersigned affecting the analysis, opinions, and conclusions contained in this report.
- 5. The analyses, opinions, and conclusions in this report are limited only by the assumptions and limiting conditions stated in this report and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 6. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice as well as the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- 7. Dawn Wicks, a Certified Residential Appraiser, provided significant real estate appraisal assistance to the appraiser signing this report in conducting the research and valuation of the 5 specific Bald Hill Road properties that are the subject of this assignment.
- 8. My engagement in this assignment was not contingent upon developing or reporting a predetermined result.
- 9. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 10. I have the knowledge and experience necessary to complete this appraisal assignment competently. Please refer to the Qualifications section for my educational and professional background, areas of expertise, and licensing certification status.
- 11. I, R. Bruce Hunter, MAI, have made an inspection of the subject property / properties of this impact study.

Standard Form Restriction Upon Disclosure and Use:

- Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute which allow for review of the report by duly authorized representatives of the Appraisal Institute.
- Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the
  appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation)
  shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any
  other public means of communication without the prior written consent and approval of the undersigned.

Based on the results of my prior impact studies, my investigation of the relevant existing research, my study of the proposed property and neighborhood in Kent and a review of the pertinent appraisal literature, it is my opinion that, if the proposed cell tower is built, the improvements will impose significant adverse effects upon the existing neighborhood and their property values. Additionally, if approvals are granted for this cell tower, the effective taking of a large portion of the rights associated with (0.384 acres of) the Fitzpatrick property will raise constitutional issues of 1)whether the CT Siting Council has the statutory right to do so and, 2) even if it does, there is the issue of Just Compensation, where direct damages of \$14,400 occur through the imposition of a Fall Zone impact area.

As of the date of this report, I (R. Bruce Hunter, MAI) have completed the requirements of the continuing education program of the Appraisal Institute.

R. Bruce Humer, MAI

Connecticut Certified General Appraiser #297

Expiration: 04/30/2021

# ASSUMPTIONS AND LIMITING CONDITIONS

- 1. No investigation of title to the property has been made, and the premises are assumed to be free and clear of all deeds of trust, use restrictions and reservations, easements, cases or actions pending, tax liens, and bonded indebtedness, <u>unless otherwise specified</u>. No responsibility for legal matters is assumed. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, unless otherwise specified.
- 2. A request was made for all pertinent information regarding the subject property for the purpose of this valuation. The request included any and all existing or potential leases; listings, offers to purchase, contracts, or options that may encumber the property; and any other data deemed relevant to this analysis. The valuation contained herein reflects all such information received.
- 3. The maps, plats, and exhibits included in this report are for illustration only to help the reader visualize the property. They should not be considered as surveys or relied upon for any other purpose. No appraiser responsibility is assumed in connection therewith.
- 4. This appraiser, by reason of this report, is not required to give testimony or be in attendance in any court or before any governmental body with reference to the property in question unless arrangements have been previously made.
- 5. No engineering survey has been furnished to the appraiser, and no responsibility is assumed for engineering matters, mechanical or structural. Unless noted, average mechanical and structural condition is assumed to exist.
- 6. It is assumed, unless specifically disclosed, that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.
- 7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws, unless noncompliance is stated and considered in this report.
- 8. It is assumed that soil conditions are adequate to support standard construction consistent with the highest and best use as stated in this report.
- 9. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless noncompliance is stated and considered in this report.
- 10. The individual values estimated for the various components of the subject property are valid only when taken in the context of this report and are invalid if considered individually or as components in connection with any other appraisal.

- 11. When the Discounted Cash Flow Analysis is utilized, it is prepared on the basis of information and assumptions stipulated in this report. The achievement of any financial projections will be affected by fluctuating economic conditions and is dependent upon the occurrence of other future events that cannot be assured. Therefore, the actual results achieved may well vary from the projections and such variations may be material.
- 12. The date of value to which the opinions expressed in this report is set forth in the report. The appraiser assumes no responsibility for economic or physical factors occurring at some later date that may affect the opinions herein stated. Each finding, prediction, assumption or conclusion contained in this report represents my personal opinion and is not an assurance that an event will or will not occur.
- 13. If this report is used within a credit sale-leaseback-type transaction, or the offering structure of a syndicate or syndication partnership, joint venture, or association, it is to be noted that the market value estimate rendered is restricted exclusively to the underlying real property rights defined in this report. No consideration whatsoever is given to the value of any partnership units or interest(s), broker or dealer selling commissions, general partners' acquisition fees, operating deficit reserves, offering expenses, atypical financing, and other similar considerations.
- 14. Our value estimate presumes that <u>all</u> benefits, terms, and conditions have been disclosed in any lease agreements, and we have been fully informed of any additional considerations (i.e., front-end cash payments, additional leasehold improvement contributions, space buybacks, free rent, equity options).
- 15. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the authors, particularly as to valuation conclusions, the identity of the authors or firm with which they are connected, or any reference to the Appraisal Institute, or to the MAI designation.
- 16. This appraisal was prepared for the exclusive use of the client for the purpose specified and must not be used in any other manner without our written consent. This report and the data it contains, except that provided by the client, remain the property of our firm.
- 17. This report presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The appraiser is not responsible for unauthorized use of this report.

# **QUALIFICATIONS OF THE APPRAISER**

## R. BRUCE HUNTER, MAI

# **Professional Affiliations**

MAI member, Appraisal Institute

Connecticut - Certified General Real Estate Appraiser - License No. 297 Expiration Date 4/30/21 CT Certified Revaluation Supervisor (all real property types) #824, Expiration Date 4/30/23 Qualified as an expert witness before the Federal Court and the courts of the State of Conn. Past President and on Board of Directors of the Connecticut Chapter of the Appraisal Institute Instructor for the Appraisal Institute, teaching Income Property Valuation, the National Uniform Standards of Professional Practice (USPAP) course, and other seminars

# **Education**

The American College:

Master of Science of Financial Services	1985
Chartered Financial Consultant (ChFC)	1982
Chartered Life Underwriter (CLU)	1979
Colgate University: B.A. Economics and Social Relations	1976

# Appraisal Institute

The Appraisal Institute is the result of the January 1, 1991, unification of the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers. Completed courses that were formerly offered by AIREA and the Society are recognized by the Appraisal Institute.

Successfully completed the following courses:

Real Estate Appraisal Principles (1A-1)
 Basic Valuation Procedures (1A-2)

Residential Valuation (8-2)
 Case Studies in Real Estate Valuation (2-1)

• Standards of Professional Practice (SPPA & SPPB) • And numerous other seminars

• Valuation Analysis and Report Writing (2-2)

• Capitalization Theory and Techniques (1B-1 & 1B-2)

# Work Experience

March 1984 to Present Complete narrative appraisal reports of income-producing

Complete narrative appraisal reports of income-producing properties, including commercial, office, and industrial buildings as well as valuation of special-purpose and residential properties. Also, complete narrative reports concerning marketability and feasibility studies; highest and best use studies; and acquisition, condemnation, estate, easement, and foreclosure valuations. Other services rendered include counseling, assessment appeals, neighborhood impact studies, appraisal review, and leasehold analyses. Formerly with Edward F. Heberger & Associates, Inc. (through August, 1995)

11/82 - 3/84 <u>Customer Service Analyst, Marketing Department, CIGNA Corp.</u> Conducted marketing research and enhanced system for Field Office and Senior

Management, with recommendations for product development, marketing, and sales.

3/76 - 10/82 Agent, Hartford Branch Office, CIGNA Corp.

Comprehensive financial planning for closely held businesses and professional clients applying advanced estate planning, business planning, and income tax planning techniques.

# **Hunter Associates, LLC**

## 772 FARMINGTON AVENUE

# FARMINGTON, CONNECTICUT 06032

Phone: (860) 677-9646 email: bruceh@hunterllc.com

# **List of Property Types Appraised:**

- "As Is As Complete" Analyses
- Affordable Housing Developments
- Age Restricted Housing
- Agricultural Properties
- · Apartments / Multi-family housing
- Auto Salvage Yards
- Automobile Dealerships
- Banks
- Banquet Facilities
- Bed & Breakfast Properties
- Bus Stations
- Car Wash Facilities
- Churches / Worship Facilities
- Closed Corporate HQ
- Cold Storage Facilities
- Commercial/Retail Properties
- Community Shopping Centers
- Condominium Developments
- Conservation Gift Valuations
- Convenience Stores
- Conversion of Apartments and Industrial
- Buildings to Condominium Ownership
- Country Estate-Type Properties
- Country Inns
- Courthouse Properties
- Dams & Reservoir Bottoms
- Day Care Centers
- Development Rights
- Dockominiums/Marinas
- Easement Valuations
- Elderly Apartments/Condominiums
- Fair Grounds
- Farm Land
- Fast Food Restaurants
- Flood Plain and Pond Bottom Properties
- Fraternal Halls / Clubs
- Gasoline Stations
- Golf Driving Ranges
- Greenhouses
- Historic Properties
- · Horse Barns / Stables
- Hospitals

- Industrial Mills
- Industrial Properties
- Land Leases
- Landfills
- Large Acreage Parcels
- Leasehold Estates
- Lumber Yards
- Marinas / Boat Yards
- Medical, Industrial, Office Condos
- Mini Storage Facilities
- Mobile Home Parks
- Motel / Hotels
- Municipal Properties
- Neighborhood Impact Studies
- Nursery Farms
- Office Properties
- · Polo Grounds
- Railroad right-of-ways
- Private and Public School Facilities
- Prospective Valuations
- Reservoirs
- Residential Subdivisions
- Restaurants
- Retrospective Valuations
- Riparian Land / Rights
- Rooming Houses
- Sand and Gravel Pits / Quarries
- Senior Housing Developments
- Special Purpose Properties
- Sports and Health Clubs
- · Tank Farms
- Theaters
- Truck Stops
- Truck Terminals
- Veterinarian Clinics
- Waterfront Properties
- Wetlands
- YMCA Buildings
- One Property appraised included: 47 parcels -1,400 acres; 2 Commercial Buildings; 1 Industrial Building

# **Hunter Associates, LLC**

772 FARMINGTON AVENUE
FARMINGTON, CONNECTICUT 06032
Phone: (860) 677-9646
email: bruceh@hunterllc.com

# Partial List of Appraisal & Consulting Assignments Completed:

- Absorption Analysis
- Appraisal Review
- Cost / Benefit Analysis
- Credit Analysis
- Current Market Valuation Analysis
- Database Analysis
- Development Strategies
- Documentation Automation Analysis
- Feasibility Studies
- Functional Utility Studies
- Highest & Best Use Analysis
- Investment Value Analysis
- Market Rent Studies
- Market Studies
- Marketing and Penetration Studies
- Neighborhood Impact Studies
- Probability Analysis
- Property Tax Analysis
- Prospective Valuation Analysis
- Retrospective Valuation Analysis
- Risk Analysis
- Sensitivity Analysis
- Stigma Studies
- Studies of Environmental Impact on Valuation
- Tax Appeal Appraisals
- Trend Studies
- USPAP Compliance Review / Appropriateness of Techniques Used



# Site Impact Statement

Site:

Kent CT757

Site Address:

Bald Hill Road Kent. CT 06785

#### Access distances:

Distance of proposed gravel access driveway: (300'+/-).

#### Distance to Nearest Wetlands

580'+/- west of the proposed compound.

# Distance to Property Lines:

215'+/- to the northern property boundary from the tower 67'+/- to the southern property boundary from the tower 63'+/- to the western property boundary from the tower 270'+/- to the eastern property boundary from the tower

177'+/- to the northern property boundary from the compound 25'+/- to the southern property boundary from the compound 29'+/- to the western property boundary from the compound 231'+/- to the eastern property boundary from the compound

#### Residence Information:

There are 16 single family residences within 1,000' feet of the compound. The closest off site residence is approximately 151 feet to the south and is located at Parcel 10-22-37 (15 Bald Hill Road).

## Special Building Information:

None.

#### Tree Removal Count:

22 trees need to be removed to improve the access driveway and construct the compound area.

6" - 10"dbh

7 trees

10" - 14"dbh

5 trees

14" or greater dbh

10 trees

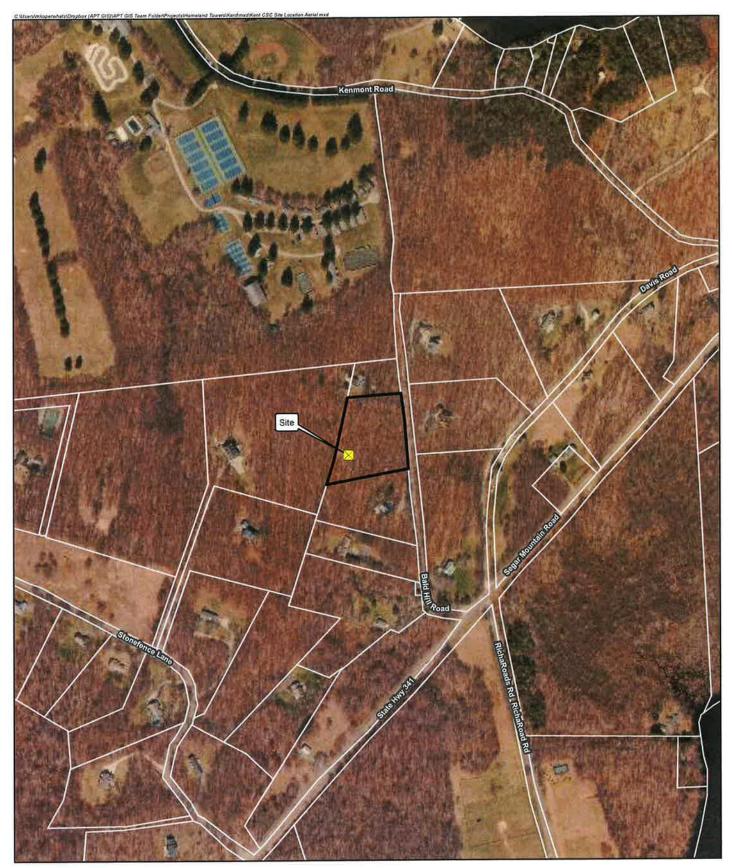
**Cut/Fill:** The site improvements shall entail approximately 150 CY of cut for utility trenching and net 450 CY of excavation for the construction of the compound and access driveway. Approximately 210 CY of broken stone is needed for the compound and driveway construction.

Clearing/Grading Necessary: Total area of disturbance = 15,500+/- SF

## HOMELAND TOWERS KENT 1000' RESIDENTIAL BUILDING LIST

PARCEL ID	STREET ADDRESS	BUILDING TYPE	DISTANCE FROM COMPOUND* (ft)
10-22-37	15 BALD HILL ROAD	Single Family	151+/-
10-22-36	9 BALD HILL ROAD	Single Family	222+/-
10-22-34	5 BALD HILL ROAD	Single Family	509+/-
10-22-30	303 SEGAR MTN ROAD	Single Family	939+/-
10-23-4	2 BALD HILL ROAD	Single Family	515+/-
16-23-2	12 DAVIS ROAD	Single Family	603+/-
16-23-1	335 SEGAR MTN ROAD	Single Family	921+/-
10-23-3	22 BALD HILL ROAD	Single Family	379+/-
10-23-1	26 BALD HILL ROAD	Single Family	470+/-
10-23-2	23 BALD HILL ROAD	Single Family	923+/-
10-22-39	25 BALD HILL ROAD	Single Family	215+/-
10-22-40	28B STONE FENCES LANE	Single Family	440+/-
10-22-41	26 STONE FENCES LANE	Single Family	415+/-
10-22-33	20 STONE FENCES LANE	Single Family	806+/-
10-22-21	18 STONE FENCES LANE	Single Family	742+/-
10-22-42	24 STONE FENCES LANE	Single Family	727+/-

<sup>\*</sup>Information gathered from Kent Assessor Map 10 and Map 16 and Bing Digiglobe Aerial Images (1-ft resolution)



#### Legend



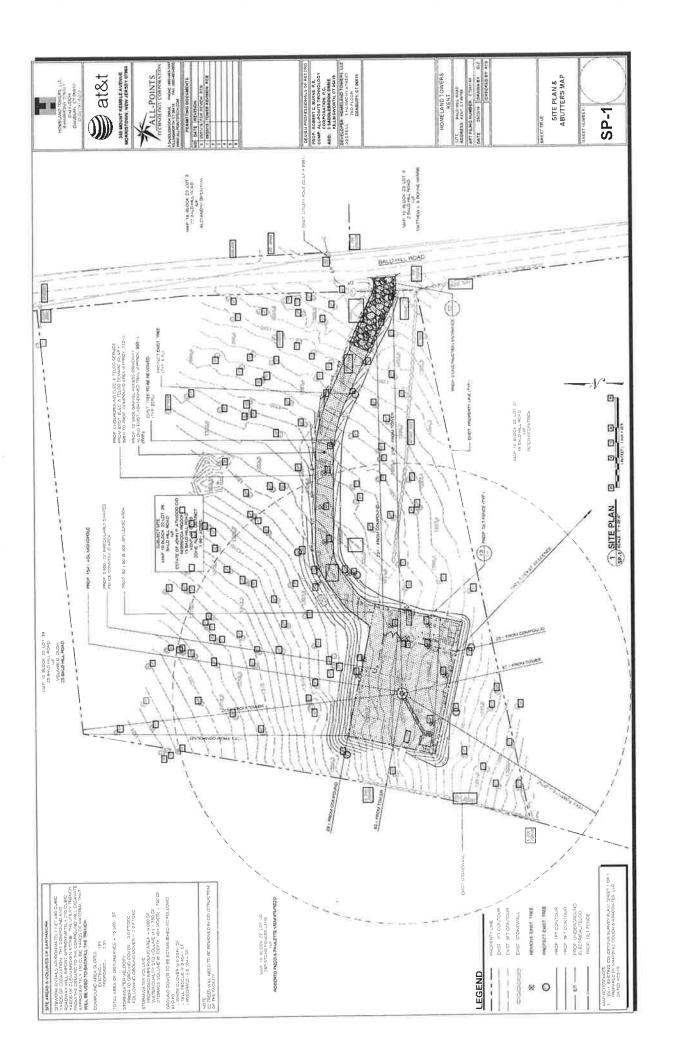
Subject Property

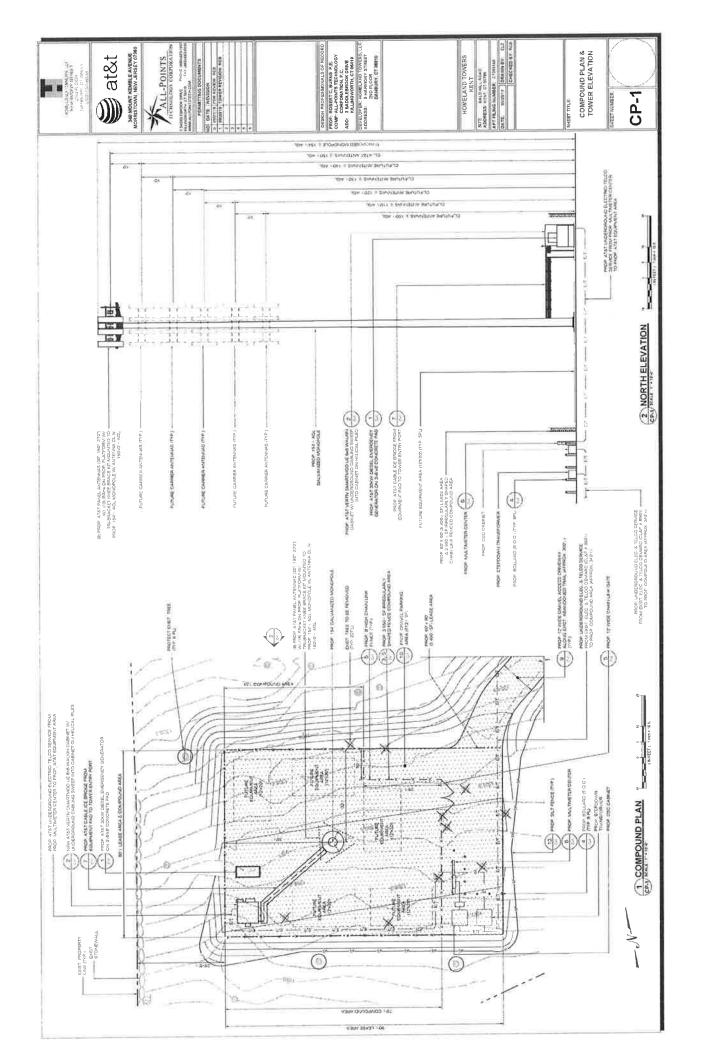
Approximate Parcel Boundary (CTDEEP GIS)

# Site Location Map

Proposed Wireless
Telecommunications Facility
CT757-Kent
Bald Hill Road Kent, Connecticut









# APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

15 Bald Hill Road South Kent, CT 06785

for

Attorney Michael Rybak, Jr. c/o Guion Stevens & Rybak LLP PO Box 338 Litchfield, CT 06759

as of

04/15/2020

by

Dawn E. Wicks and R. Bruce Hunter, MAI



		Iniform Res	idontial A	nnraies	l Repor		itzpatrick#	220125 30041501	
_	The purpose of this summary appraisal re								operty.
	The state of the s	sport is to provide the c	SICIL WILL ALL BOOKIE	City South 8		State CT		Zip Code 06785	
	Property Address 15 Bald Hill Road Owner Peter Fitzpatrick		Intended User Guid	on, Stevens & Rybal	T A Company	County Litchi	ield		
	Owner Peter Fitzpatrick  Legal Description Kent: rec v187, p1072, rec 3/2		The contract of the contract o	on, dievens te reyour	L. Litter	- International	1910		
s	Assessor's Parcel #10/22/37, Vision ID: 1018, /	F 1803 CAN DEDONATE.		Tax Year 201	8	R. E. Taxes	\$2,903.16		
Ü	Neighborhood Name Segar Mtn/Bald Hill/Se			Map Reference	10.000	Cei	nsus Tract	2661	
В	production of the second of th	THE POWER PROPERTY AND ADDRESS OF THE POWER POWER PROPERTY AND ADDRESS OF THE POWER POWE	Assessments \$n/a		PUD	HOA \$n/a		per year	per month
J	Property Rights Appraised X Fee Simple	Leasehold	Other (describe)						
c	Intended Use: Asset valuation regarding impact,	or lack thereof, caused by cell	tower proximity. See nar	rative.					
T	Client Attorney Michael Rybak, Jr.		Address c/o Guior	Stevens & Rybak	LLP, PO Box 338 L			T	
	Is the subject property currently offered for								
	Report data source(s) used, offering price(	s), and date(s). smartM	LS com: Subject had	been listed fro	m 3/2018 through	4/2019 [with mul	tiple price	e reductions	
_	(\$164,900 to \$99,900), and occasional shor	term listing expirations	during the time per	iodl. 344 DOM	reported in MLS	upon final transfe	r at \$94.9	00.	ie was not
С	I The second sec	ract for sale for the subje	ct purchase transactio	n. Explain the r	esuits of the analy	ysis of the contract	for sale o	or why une amalys	is was not
0	performed.								
N		t la Ma	property seller the o	umor of nublic or	ecord? Yes	No Data S	Source(s)		
T	Is there any financial assistance (loan cha							client? Yes	No
A	if Yes, report the total dollar amount and o			200,010,100, 010,		, ,			
C	11 Tes, report the total dollar amount and t	icsorbo alo itemo lo po	Princ.						
Т									
	Note: Race and the racial composit	ion of the neighborh	ood are not app	raisal factors.					
	Neighborhood Characteristics		One-Unit Ho	using Trends		One-Unit Ho	using	Percent Land	d Use %
Z	Location Urban X Suburban	Rural Property Valu	es Increasing	X Stable	Declining	PRICE	AGE	One-Unit	40.0 %
ī	Built-Up Over 75% X 25-75%	Under 25% Demand/Supp	1122	X In Balance		\$(000)	(yrs)	2-4 Unit	1.0 %
G	Growth Rapid X Stable	Slow Marketing Tim			Over 6 mths	165 Low	5	Multi-Family	%
H	Neighborhood Boundaries NORTH OF NE		F WARREN, SOUT	H OF CARTER	ROAD	3,500 High	250		1.0 %
0	& EAST OF RTE 7. *** See Additional Co	mments ***	eza in composa provincia de seco composito	400000000000000000000000000000000000000	unionital Chipperson and State	450 Pred.	45	The Control of the Co	58.0 %
R	Neighborhood Description OTHER LAND I	ISE IS VACANT. The su	bject is in a popular	location of Ken	t, with convenier	County is attended	s, commu	nd home hover	4
Н	services and employment centers toward Li- drawn from the New York metropolitan are:			Atternately, this	part of Literinen	County is attract	VC 10 3001	ond-nome payer.	
0	Market Conditions (including support for the	ne above conclusions)	Interest rates remain	attractive to ho	me buvers. Grea	test emphasis is gi	ven to sal	es which closed	
D	within 6 months of the appraisal, although	ales have been consider	ed from over a year	ago due to limit	ed truly similar c	losed data in this	narket. *	** See Addition	al
	Comments ***	dates have oven constant							
	Dimensions Refer to deed and survey or tax map		Area 2.5 Acres		Shape Irregul	ar Polygon	View Lt	Wds,SeasWtr	
	Specific Zoning Classification Residential		Zoning Description	Residential, single	family 2 acres minim	ium			
		Legal Nonconforming (Gran		No Zoning	The state of the s	describe)			
	Is the highest and best use of the subject prope			ecifications) the pr	esent use? X	Yes No If N	lo, describe	9	
	Highest and best use is as is, with consideration of ne	ighborhood trends, and munici			Off of	e Improvement	e Type	Public	Private
S	Utilities Public Other (describe)	Marine	Public Other (c		Street	Asphalt	s type	X	IIIVALE
T	Electricity X	Water Sanitary Sewer	The second second	ell-typical ptic-typical	Alley	None			
Ė	Gas X Propane FEMA Special Flood Hazard Area Yo		- 2 PRO	History.	p No. 0901860008E		FEN	MA Map Date 03/0	4/1980
	Are the utilities and off-site improvements to				No, describe				
	Are there any adverse site conditions or			nvironmental con	ditions, land uses	, etc.)? Yes	X No	If Yes, describe	
1	NO ADVERSE EASEMENTS, USES NOR	ENVIRONMENTAL C	ONDITIONS NOTE	D AT LAND R	ECORDS SEAR	CH OR WALK AB	OUT SIT	E. Rolling	
	topography affords adequate site utility; ele	vations above grade enjo	oy seasonal water vie	ew over South S	pectacle Lake, to	the southeast. Th	e property	y is undergoing	
_	substantial renovations; improvements expe	cted to be completed in	a professional works						
	General Description	Foundati		Exterior Descrip		aterials/condition	Interior	THE RESERVE OF THE PARTY OF THE	s/condition
	Units X One One with Accessory Uni		Crawl Space	Foundation Wal			Floors Walls	Wood,Lam/Nev Shtrck/New	×
	# of Stories 1.5	Full Basement	X Partial Basement	Roof Surface	Vinyl Shng/New Asph Shng/Avg		Trim/Finis		Oual
	Type X Det. Att. S-Det/End Unit X Existing Proposed Under Cons		494 sq. ft. 62 %	Gutters & Down	-	num	Bath Floor		
	Design (Style) S/L Cntmp	X Outside Entry/Exit	Sump Pump	Window Type	Csmt/New		Bath Wair		
	Year Built 1969/2020		station	Storm Sash/Ins			Car Stora	ge None	
	Effective Age (Yrs) 5		Settlement	Screens	Yes		X Drive	eway # of Cars	6
	Attic None	Heating X FWA	HWBB Radian	Amenities	\	VoodStove(s)# ()	Driveway	Surface Gravel	
l.	Drop Stair Stairs		Fuel Propane	X Fireplace(		ence None	X Gara		2
M		Cooting X Central Ai		X Patio/Dec	A STATE OF THE PARTY OF THE PAR	Porch Entry	Carr		
PR	Fillisticu   Fleateu	Individual	Other	Pool N		Other None	X Att.	Det.	Built-in
0	Appliances   Refrigerator   X   Range/O	SANTERN DE 1	Disposal Microv	- Contract of the Contract of			Fan/Hood	Area Ahous Co	ade
Ž		5 Rooms	3 Bedrooms	2F Bath(s		Square Feet of Gre			
E	radiabilal leataree (species)	it items, etc.) Materia	is & elements are/wi	a launder soom	with market stan	residence	urrect ligh	iong, built-ins,	anu
E	ceiling fans. Decking over the garage acce	ssed from great room, ac	deterioration renova	tions, remodeling	n etc.). The sub	iect is an older soli	t level stul	led dwelling with	i e
NT	The second secon	ents in process. At the	ite visit, the constru	ection project an	peared about 903	6 complete. Upon	completio	on of the update	s
s		how like new. Since the	structure is actually	over fifty years	of age, the cond	ition classification	"good" i	s deemed	

orthwestern CT. RMPF Form 1004 May 2007

inadequacies were observed

No If No. describe

interior renovations and exterior improvements in process. At the site visit, the construction project appeared about 90% complete. Upon completion of the updates and freshening, portions of the home will show like new. Since the structure is actually over fifty years of age, the condition classification "good" is deemed appropriate. Multi-level layout is comfortable and would draw appeal across the market segment. Finished lower level rooms vary from wholly below grade with no

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Refer to the extraordinary assumption related to the proposed cell tower installation at the abutting parcel to the north of the subject. The livability is not known to be impacted by any unusual features. No significant issues which would negatively affect safety, soundness or marketability were observed. No physical nor functional

The subject would compete well around Litchfield County. The overall charm of the residence would appeal to buyers from the general region of small towns around

natural light to finished master bedroom suite with comparable utility to upper level rooms. The areas have been segregated for clarity.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? X Yes

There are 17 comp	parable propertie	35 currently	offered for sale in the su	plect neighbouroon is	anging in price	IIOIII Ф	250,000.00		to \$		00,000.00
There are 7 comp	parable sales in	the subject	neighborhood within the	past twelve months	ranging in sale	price from	\$ 250,000.0	0	to	\$	500,000.00
FEATURE	SUBJ		COMPARABLE			PARABLE			COM	PARABLE	SALE # 3
15 Bald Hill Road			13 Tamshell Drive		123 Segar Moun	tain Road		41 Bots	ford Road	1	
Address South Kent	CT 06785		Kent, CT 06757		Kent, CT 06757		Kent C	T 06757			
Proximity to Subject	C1 00/83		2.80 miles SE		1 44 miles W			2.09 mi	.,		
	s		10000	200.000		s	385,000		162.14	\$	355,00
Sale Price				200,000		383,000	s	217.79		333,00	
Sale Price/Gross Liv. Area	\$	sq, ft.	\$ 233,28 sq. ft.		7 200.30			-		sų. n.	
Data Source(s)			TData,MLS		Appraisal, TData	1000 A		TData,			
Verification Source(s)	i in a		V188, P726 - DOM 286	1	V190, P50 - DO				973 - DC		
VALUE ADJUSTMENTS	DESCRI	PTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIP	PTION	+(-)\$ Adjustment	D	ESCRIP	TION	+(-)\$ Adjustment
Sale or Financing			ArmLth		ArmLth			ArmLth			
Concessions			Conv		Cash			Conv			
Date of Sale/Time			07/03/2019		02/11/2020			01/14/2	020		
Location	Avg/Good		Average	+15,000	Avg/Good			Good			-30,00
Leasehold/Fee Simple	Fee Simple		Fee Simple		Fee Simple			Fee Sim	ple		
Site	2.5 Acres		1.09 Acres	+10.500	1.7 Acres		+6,000	3.01 Ac	-		-4.00
View	LtWds,SeasWt		LtWds Pastoral		Brook, Woods			LtWds.			
Design (Style)			Raised Ranch		Cntmp Barn			Ranch			
Quality of Construction	S/L Cntmp							Avg/Go	ad		
	Avg/Good	_	Avg/Good		Avg/Good				2/Update		
Actual Age	YB 1969/Reno	V	YB 1979/Updated		YB 1976/Update	ed				0	120.00
Condition	Good		Average	+30,000	Average	1	+30,000	Average			+30,00
Above Grade	Total Bdrms	s. Baths	Total Bdrms, Baths		Total Bdrms.				Bdrms.	Baths	
Room Count	5 3	2F	6 3 2F		6 2	2F1H	-3,000		3	2F	
Gross Living Area	1,660	sq. ft,	1,286 sq. ft.	+15,000	2,477	sq. ft.	-32,500		1,630	sq. ft.	+1,00
Basement & Finished	Partial		Full; 5Bath	-3,000	Eff Full; 1Bath		-6,000	Partial			
Rooms Below Grade	300sf Finished		600sf Finished	-9,000	1080sf Finished		-23,500	Unfinis	hed		+9,00
Functional Utility	Avg for Market	10	Avg for Market		Avg for Market			Avg for	Market		
Heating/Cooling	Gas/CAC		Oil/No CAC	+2.000	Oil/CAC			Elec/No			+3,00
Energy Efficient Items	None Known		None Known		None Known			None K			
Garage/Carport	2C Garage		2C Garage		None		+10.000	1C Gara			+5,00
Porch/Patio/Deck					Deck		+1,500		10,0		+1,50
W. G	Decks		Decks		100000		+1,500		-		17,50
Fireplaces	I Fpl		l Fpl		l Fpl			1 Fpl			
Extras Outbldngs	None		Shed-no value		Barn(deprec),Sh	ed-n/v	-6,000	Shed-no	value		
								-			
Net Adjustment (Total)			X + -	\$ 60,500	+	Χ -	\$ -23,500		X +		\$ 15,50
Adjusted Sale Price			Net Adj. 20,17 %		Net Adj.	6.10 %		Net A	dj.	4.37 %	
of Comparables											
			Gross Adj. 28.17 % ansfer history of the subjection of the subjective prior sales or transfers	ct property and comp	parable sales.	30,78 % If not, expl	ain	Gross e of this		23.52 % sal.	\$ 370,50
My research X di Data Source(s) My research di	d did n nd records,MLS d X did n	ot reveal an	nnsfer history of the subje ny prior sales or transfers ny prior sales or transfers	of the subject proper	oarable sales. ty for the three ales for the prior	If not, expl	ain r to the effective dat ne date of sale of the	e of this	s apprais	sal.	\$ 370,50
My research X di Data Source(s) My research di	d did n nd records,MLS d X did n	ot reveal an ot reveal an ta & Town C	ny prior sales or transfers  by prior sales or transfers  by prior sales or transfers  cerk recordings have been rev	of the subject proper of the comparable sa	ty for the three	years prior	ain  r to the effective dat  ne date of sale of the  rded in the municipalit	e of this	s apprais arable sa	sal. ile.	
My research X di Data Source(s) La My research di Data Source(s) Bo	d did n nd records,MLS d X did n	ot reveal an ot reveal an ta & Town C	ny prior sales or transfers  by prior sales or transfers  by prior sales or transfers  cerk recordings have been rev	of the subject proper of the comparable sa	ty for the three sles for the prior deed, volume & subject propert	years prior year to thoonge, as reco	ain  r to the effective dat  ne date of sale of the  rded in the municipalit	e of this e compa y ort add	s apprais arable sa itional p	sal. ale. rior sales	
My research X di Data Source(s) La My research di Data Source(s) Bo Report the results of th	d did n nd records,MLS d X did n oth assessment da e research and	ot reveal an	ny prior sales or transfers  by prior sales or transfers  cerk recordings have been rev  of the prior sale or transfer	of the subject proper of the comparable sa iewed, VP refers to the	ty for the three sles for the prior deed, volume & subject propert	years prior year to thoonge, as reco	ain  r to the effective dat  ne date of sale of the  rded in the municipalit  nparable sales (rep	e of this e compa y ort add	s apprais arable sa itional p	sal. ale. rior sales	on page 3).
My research X di Data Source(s) La My research di Data Source(s) Bo Report the results of th ITEM Date of Prior Sale/Transfer	d did n nd records MLS d X did n oth assessment da e research and	ot reveal and ta & Town Cld analysis	ny prior sales or transfers  by prior sales or transfers  cerk recordings have been rev  of the prior sale or transfer	of the subject proper of the comparable sa iewed, VP refers to the	ty for the three sles for the prior deed, volume & subject propert	years prior year to thoonge, as reco	ain  r to the effective dat  ne date of sale of the  rded in the municipalit  nparable sales (rep	e of this e compa y ort add	s apprais arable sa itional p	sal. ale. rior sales	on page 3).
My research X did Data Source(s) La My research di Data Source(s) Bo Report the results of th ITEM Date of Prior Sale/Transfer	d did n nd records MLS d X did n oth assessment da e research and	ot reveal and the architecture of the control of th	ny prior sales or transfers ny prior sales or transfers ny prior sales or transfers terk recordings have been rev of the prior sale or trans SUBJECT	of the subject proper of the comparable sa iewed, VP refers to the sfer history of the COMPARABL	ty for the three sles for the prior deed, volume & subject propert	years prior year to the page, as reco	ain  r to the effective dat  ne date of sale of the  rded in the municipalit  nparable sales (rep  DMPARABLE SALE:	e of this e compa y ort add	s apprais	sal. ale. rior sales COMPARA	on page 3).
My research X did Data Source(s) La My research did Data Source(s) Bc Report the results of th ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	d did n nd records MLS d X did n oth assessment da e research and	ot reveal and ta & Town Cld analysis 03/25/2019 94,900 Kent land rec	ny prior sales or transfers ny prior sales or transfers ny prior sales or transfers terk recordings have been rev of the prior sale or trans SUBJECT	of the subject proper of the comparable sa iewed, VP refers to the ster history of the COMPARABLI Kent land records	ty for the three sles for the prior deed, volume & subject propert	years prior year to the page, as reco y and con CC	ain  r to the effective data the date of sale of the redd in the municipalit inparable sales (rep DMPARABLE SALE of	e of this e compa y ort add	s apprais	sal.  Ide.  Ifor sales  COMPARA  Ind records	on page 3).
My research X did Data Source(s) La My research di Data Source(s) Bc Report the results of ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Source	d did n nd records MLS d X did n oth assessment da e research and	ot reveal and ta & Town Cld analysis 03/25/2019 94,900 Kent land rec 04/15/2020	ny prior sales or transfers  y prior sales or transfers  y prior sales or transfers  lerk recordings have been rev  of the prior sale or tran  SUBJECT	of the subject proper of the comparable sa iewed, VP refers to the sfer history of the COMPARABLI Kent land records 04/15/2020	ty for the three tiles for the prior deed, volume & p subject propert E SALE # 1	years prior year to the page, as reco y and con Co Kent land 04/15/202	ain  r to the effective dat  ne date of sale of the rded in the municipalit nparable sales (rep DMPARABLE SALE i	e of this e compa y ort add # 2	s apprais  arable sa  itional pr  (  Kent la  04/15/2	sal.  rior sales  COMPARA  nd records	on page 3). BLE SALE #3
My research X did  Data Source(s) La  My research di  Data Source(s) Br  Report the results of the  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Analysis of prior sale of	d did n nd records MLS d X did n oth assessment da e research and r r r rce(s)	oot reveal and the work of the	ny prior sales or transfers  letk recordings have been rev  of the prior sale or tran  SUBJECT  cords  subject property and co	of the subject proper of the comparable sa iewed, VP refers to the ser history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sut	ty for the three tiles for the prior deed, volume & p subject propert E SALE # 1	years prior years to th page, as reco y and con CC  Kent land 04/15/202 closed in N	ain  r to the effective dat  ne date of sale of the rded in the municipalit nparable sales (rep DMPARABLE SALE :  I records 20 November 2017, m	e of this e compa y ort add # 2	s apprais  arable sa  itional process  Kent la  04/15/2 es illust	sal, rior sales COMPARA and records 020 trate dates	on page 3). BLE SALE #3
My research X did Data Source(s) La My research di Data Source(s) Br Report the results of th ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sou Analysis of prior sale of	d did n nd records MLS d X did n oth assessment da e research and r r r rce(s) or transfer histo	oot reveal and the work of the	ny prior sales or transfers  ny prior sale or transfers  SUBJECT  cords  subject property and co	of the subject proper of the comparable sa iewed, VP refers to the ser history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sut se, demo and rebuil	ty for the three less for the prior deed, volume & p subject propert E SALE # 1	years prior year to th page, as reco y and con CC  Kent land 04/15/202 closed in 1 dertaken,	ain  r to the effective dat  ne date of sale of the rded in the municipalit nparable sales (rep DMPARABLE SALE :  I records 20 November 2017, m nearing completion	e of this e compa y ort add # 2	Kent la 04/15/2 es illust	rior sales COMPARA and records 020 trate dates 5, 2020. 1	on page 3). BLE SALE # 3
My research X did Data Source(s) La My research di Data Source(s) Br Report the results of th ITEM Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Effective Date of Data Source(s) Analysis of prior sale of finishes, worn and tired were no transfers of the	d did n nd records MLS d X did n oth assessment da e research and r r r rec(s) or transfer histo elements, and sales in the pr	oot reveal and ta & Town Cld analysis of the control of the contro	ny prior sales or transfers  ny prior sales or transfers  ny prior sales or transfers  letk recordings have been rev  of the prior sale or tran  SUBJECT  cords  subject property and co  spair. Since the purchas  me frame. The most rel-	of the subject proper of the comparable sa iewed, VP refers to the isfer history of the COMPARABL  Kent land records 04/15/2020 Imparable sales Sut ise, demo and rebuil evant sales were co	ty for the three les for the prior deed, volume & p subject propert E SALE # 1	years prior year to th page, as reco y and con CC  Kent land 04/15/202 closed in N dertaken, be with nature	ain  r to the effective dat  ne date of sale of the  rded in the municipalit  nparable sales (rep  DMPARABLE SALE of  I records  20  November 2017, m  nearing completion  real residential sett	e of this e compa y ort add # 2	Kent la: 04/15/2 es illust April 15	rior sales COMPARA and records 020 trate dated 5, 2020. 1	on page 3). BLE SALE # 3
My research X did Data Source(s) La My research di Data Source(s) Book Report the results of th ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale of finishes, worn and tired were no transfers of the subject on sites of less the	d did n nd records MLS d X did n oth assessment da e research and r r r rece(s) or transfer histe elements, and sales in the pr an ten acres. I	ot reveal and ta & Town Cld analysis of the control	ny prior sales or transfers  ny prior sales or transfers  ny prior sales or transfers  letk recordings have been rev  of the prior sale or tran  SUBJECT  cords  subject property and co  repair. Since the purchas  me frame. The most rel-  small sampling of relevan	of the subject proper of the subject proper of the comparable sa iewed, VP refers to the isfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sut ise, demo and rebuil evant sales were cout transfers from the	ty for the three  ales for the prior deed, volume & p subject propert E SALE # 1  oject was fored d has been un- nsidered those region in the p	years prior year to th page, as reco y and con CC  Kent land 04/15/20/ closed in 1 dertaken, 1 with natu	ain  r to the effective dat  ne date of sale of the rded in the municipalit inparable sales (rep DMPARABLE SALE:  l records 20 November 2017, m inearing completion iral residential setto blder sales and vari	e of this e compa y ort add # 2  Is imag i as of ings co able ho	Kent la 04/15/2 es illust April 15 mmensi me style	rior sales COMPARA  od records 020 trate dates 5, 2020. 1 urate with	on page 3). BLE SALE # 3  I There
My research X did Data Source(s) La My research di Data Source(s) Br Report the results of th ITEM Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Effective Date of Data Source(s) Analysis of prior sale of finishes, worn and tired were no transfers of the	d did n nd records MLS d X did n oth assessment da e research and r r r rece(s) or transfer histe elements, and sales in the pr an ten acres. I	ot reveal and ta & Town Cld analysis of the control	ny prior sales or transfers  ny prior sales or transfers  ny prior sales or transfers  letk recordings have been rev  of the prior sale or tran  SUBJECT  cords  subject property and co  repair. Since the purchas  me frame. The most rel-  small sampling of relevan	of the subject proper of the subject proper of the comparable sa iewed, VP refers to the isfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sut ise, demo and rebuil evant sales were cout transfers from the	ty for the three  ales for the prior deed, volume & p subject propert E SALE # 1  oject was fored d has been un- nsidered those region in the p	years prior year to th page, as reco y and con CC  Kent land 04/15/20/ closed in 1 dertaken, 1 with natu	ain  r to the effective dat  ne date of sale of the rded in the municipalit inparable sales (rep DMPARABLE SALE:  l records 20 November 2017, m inearing completion iral residential setto blder sales and vari	e of this e compa y ort add # 2  Is imag i as of ings co able ho	Kent la 04/15/2 es illust April 15 mmensi me style	rior sales COMPARA  od records 020 trate dates 5, 2020. 1 urate with	on page 3). BLE SALE # 3  I There
My research X did Data Source(s) La My research di Data Source(s) Be Report the results of th ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sou Analysis of prior sale of finishes, worn and tired were no transfers of the subject on sites of less th utilized in the sales com indicated by the adjusted	d did n nd records MLS d X did n th assessment da e research and r r r r rec(s) r transfer histe eloments, and sales in the pr an ten acres. I parison approximates	oot reveal and ta & Town Cld analysis of the control of the contro	ny prior sales or transfers  ny prior sales or transfers  ny prior sales or transfers  let recordings have been rev  of the prior sale or tran  SUBJECT  cords  subject property and co  repair. Since the purchas  me frame. The most rel-  small sampling of relevance.  In the final analysis,	of the subject proper of the comparable salewed. VP refers to the ister history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sut set demo and rebuil evant sales were contitransfers from the five closed sales w	ty for the three  les for the prior deed, volume & p subject propert E SALE # 1  oject was fored d has been un nsidered those region in the p vithin the mark	years prior year to the page, as record A control of the page of t	ain  r to the effective dat  ne date of sale of the  rded in the municipalit  nparable sales (rep  DMPARABLE SALE :  l records  20  November 2017, m  nearing completion  ral residential sett  older sales and vari  een employed and	e of this e compa y y ort add # 2  Is imag i as of ings ecable ho a reaso	Kent la: 04/15/2 es illust April 15 ammensi me style nable vi	rior sales COMPARA  nd records 020 Irrate dated 5, 2020. The sales shave becalue range	on page 3). BLE SALE # 3  I There the
My research X di Data Source(s) La My research di Data Source(s) Bo Report the results of th ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale of finishes, worn and tired were no transfers of the subject on sites of less th utilized in the sales com indicated by the adjusted Summary of Sales Compo	d did n nd records MLS d X did n oth assessment da e research and r r r r r ree(s) r transfer histe elements, and sales in the pr an ten acres. I parison approach	oot reveal and the work of the	ny prior sales or transfers  ny prior sales or transfers  ny prior sales or transfers  lerk recordings have been revoluted to be prior sale or transfers  SUBJECT  cords  subject property and co  repair. Since the purchase  me frame. The most relimant sampling of relevance.  In the final analysis,  CLOSED SALES REFI	of the subject proper of the comparable sa iewed, VP refers to the isfer history of the COMPARABLE  Kent land records 04/15/2020 mparable sales Sut est demo and rebuil evant sales were co at transfers from the five closed sales v ECT THE MOST	ty for the three ties for the prior deed, volume & prior subject propert E SALE # 1  opject was fored d has been un- nsidered those region in the prior RECENT, PR	years prior r year to the page, as reco y and con Co  Kent land 04/15/20: closed in N dertaken, 1 with natu past year, 4 ket have b	ain  I to the effective data  I date of sale of the  I ded in the municipalit  Inparable sales (rep  DMPARABLE SALE:  I records  20  November 2017, m  I rearing completion  I rail residential setto  Dider sales and vari  een employed and  E AND APPROPR	e of this e compa y ort add # 2  Is imag i as of ings co able ho a reaso	Kent las 04/15/2 es illust April 15 mm entyle mable vi	nd records 020 Trate dates 5, 2020 Trate dates 15 have been alue range ABLE FR	on page 3). BLE SALE # 3  I There the IS
My research X di Data Source(s) La My research di Data Source(s) Bo Report the results of th ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale of finishes, worn and tired were no transfers of the subject on sites of less th utilized in the sales com indicated by the adjusted Summary of Sales Compo	d did n nd records MLS d X did n oth assessment da e research and r r r r r ree(s) r transfer histe elements, and sales in the pr an ten acres. I parison approach	oot reveal and the work of the	ny prior sales or transfers  ny prior sales or transfers  ny prior sales or transfers  lerk recordings have been revoluted to be prior sale or transfers  SUBJECT  cords  subject property and co  repair. Since the purchase  me frame. The most relimant sampling of relevance.  In the final analysis,  CLOSED SALES REFI	of the subject proper of the comparable sa iewed, VP refers to the isfer history of the COMPARABLE  Kent land records 04/15/2020 mparable sales Sut est demo and rebuil evant sales were co at transfers from the five closed sales v ECT THE MOST	ty for the three ties for the prior deed, volume & prior subject propert E SALE # 1  opject was fored d has been un- nsidered those region in the prior RECENT, PR	years prior r year to the page, as reco y and con Co  Kent land 04/15/20: closed in N dertaken, 1 with natu past year, 4 ket have b	ain  I to the effective data  I date of sale of the  I ded in the municipalit  Inparable sales (rep  DMPARABLE SALE:  I records  20  November 2017, m  I rearing completion  I rail residential setto  Dider sales and vari  een employed and  E AND APPROPR	e of this e compa y ort add # 2  Is imag i as of ings co able ho a reaso	Kent las 04/15/2 es illust April 15 mm entyle mable vi	nd records 020 Trate dates 5, 2020 Trate dates 15 have been alue range ABLE FR	on page 3). BLE SALE # 3  I There the IS
My research X did Data Source(s) La My research di Data Source(s) Be Report the results of th ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sou Analysis of prior sale of finishes, worn and tired were no transfers of the subject on sites of less th utilized in the sales com indicated by the adjusted	d did n nd records MLS d X did n oth assessment da e research and r r r r r ree(s) r transfer histe elements, and sales in the pr an ten acres. I parison approach t GE SALES	oot reveal and the action of the sound of th	ny prior sales or transfers  ny prior sales or transfers  ny prior sales or transfers  lerk recordings have been revoluted to be prior sale or transfers  SUBJECT  cords  subject property and co  repair. Since the purchase  me frame. The most relvance in the final analysis,  CLOSED SALES REFI	of the subject proper of the comparable sa iewed, VP refers to the isfer history of the COMPARABLE  Kent land records 04/15/2020 mparable sales Sut exact sales were co at transfers from the five closed sales v  ECT THE MOST  WERE SEARCHE	ty for the three ties for the prior deed, volume & prior subject propert E SALE # 1  piect was force d has been un- nsidered those region in the prior the prior RECENT, PR D FOR SUPP	years prior r year to the page, as reco y and con Co  Kent land 04/15/20: closed in N dertaken, je with natu past year, ce ket have b  OXIMAT! ORT; THI	ain  If to the effective data  If edate of sale of the  Inded in the municipality  Inparable sales (rep  DMPARABLE SALE:  I records  20  November 2017, m  Incaring completion  Interpretation of the sales and variation of the sales and va	e of this e compared to the co	Kent las 04/15/2 es illust April 15 mmentste mable vi	nd records 020 Trate dates 5, 2020 Trate dates 1020 Trate	on page 3). BLE SALE # 3  I here the en is OM
My research X did Data Source(s) La My research did Data Source(s) Be Report the results of the ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sour Analysis of prior sale of finishes, worn and tired were no transfers of the subject on sites of less th utilized in the sales com indicated by the adjusted Summary of Sales Compo THE MARKET AT LAR HEREIN, WITH EMPH	d did n nd records,MLS d X did n oth assessment da e research and r r r r rece(s) or transfer histe elements, and sales in the pr an ten acres. I parison approach tGE SALES ASIS ON SAI	oot reveal and to treveal and to treveal and to treveal and to the treveal and to treveal and to treveal and treve	ny prior sales or transfers  ny prior sales or transfers  ny prior sales or transfers  leck recordings have been rev  of the prior sale or tran  SUBJECT  cords  subject property and co  epair. Since the purcha- me frame The most rel- small sampling of relevat  e. In the final analysis,  CLOSED SALES REFI  EIGHBORING TOWNS  THE KENT DATA. SA	of the subject proper of the comparable sa iewed, VP refers to the isfer history of the COMPARABLE  Kent land records 04/15/2020  mparable sales Sut is, demo and rebuil is and reserve co at transfers from the five closed sales v  ECT THE MOST  WERE SEARCHE  LES 4-5 REFLEC	ty for the three tales for the prior deed, volume & p subject propert E SALE # 1  Diject was force d has been un- nsidered those region in the p vithin the marl RECENT, PR D FOR SUPP	years prior year to the page, as reco y and con Kent land 04/15/20: closed in M dertaken, ye with natu past year, s ket have b  OXIMATI ORT; THI RENOV	ain  I to the effective data  I to the effective data  I to date of sale of the  I to date of sale of the  I to date of sale of the  I records	e of this e compay y y y is imag as of ings cc able ho a reaso IATE D DAT	Kent las 04/15/2 es illust April 15 mmens) me style nable vi	sal.  rior sales  COMPARA  nd records  020  trate dates  5, 2020. T  trate with  ss have bes  alue range  ABLE FR  NCLUDE!	on page 3). BLE SALE # 3  I There the is OM D REGION
My research X did Data Source(s) La My research di Data Source(s) Be Report the results of the ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sour Analysis of prior sale of finishes, worn and tired were no transfers of the subject on sites of less th utilized in the sales com indicated by the adjusted Summary of Sales Compo THE MARKET AT LAR HEREIN, WITH EMPH AROUND NORTHWES	d did n nd records MLS d X did n oth assessment da e research and r r r rece(s) or transfer histe elements, and sales in the pr an ten acres. I parison approach tGE SALES ASIS ON SAI	oot reveal and to treveal and to treveal and to treveal and to the treveal and to treveal and to treveal and treve	ny prior sales or transfers  ny prior sales or transfers  ny prior sales or transfers  leck recordings have been rev  of the prior sale or tran  SUBJECT  cords  subject property and co  epair. Since the purcha: me frame The most rel- small sampling of relevat  e. In the final analysis,  CLOSED SALES REFI  IGHBORING TOWNS  THE KENT DATA. SA  ARKET ADJUSTMEN	of the subject proper of the subject proper of the comparable sa iewed, VP refers to the isfer history of the COMPARABLE  Kent land records 04/15/2020 mparable sales Sut is, demo and rebuil invant sales were co at transfers from the five closed sales v  LECT THE MOST WERE SEARCHE  LES 4-5 REFLECT  TS WERE UTILIZ	ty for the three tales for the prior deed, volume & p subject propert E SALE # 1  Diject was force d has been un nsidered those region in the p vithin the marl RECENT, PR D FOR SUPP F RECENTLY	years prior year to the page, as reco y and con Kent land 04/15/20/2 closed in M dertaken, with natu past year, c ket have b OXIMATI ORT; THI RENOV/	ain  I to the effective data  I te date of sale of the  I te cords	e of this e compay y y sis imag as of ings cc able ho a reaso IATE D DAT OM TI	Kent las 04/15/2 es illust April 15 ummens) me style nable vi	sal.  rior sales  COMPARA  nd records  020  trate dates 5, 2020. T  trate with  ss have bes  alue range  ABLE FR  NCLUDE!  ANDED	on page 3). BLE SALE # 3  I There the is OM D REGION
My research X did Data Source(s) La My research di Data Source(s) Bt Report the results of the ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sour Analysis of prior sale of finishes, worn and tired were no transfers of the subject on sites of less th utilized in the sales comp indicated by the adjusted Summary of Sales Compo THE MARKET AT LAR HEREIN, WITH EMPH AROUND NORTHWES	d did n nd records,MLS d X did n oth assessment da e research and r r ree(s) or transfer histe elements, and sales in the pr an ten acres. I parison approach tGE SALES ASIS ON SAI TERN CT TY /E GRADE AI	oot reveal and the work of the	ny prior sales or transfers  subject property and co  subject property a	of the subject proper of the subject proper of the comparable sa iewed, VP refers to the isfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sut is, demo and rebuil is a demo	ty for the three tiles for the prior deed, volume & p subject propert E SALE # 1  Diject was force d has been un nsidered those region in the p vithin the marl RECENT. PR D FOR SUPP F RECENTLY ED TO OFFSI S UP TO 10%	years prior r year to the page, as reco y and con Kent land 04/15/202 closed in 1 dertaken, s with natupast year, o ket have b OXIMAT! ORT; THI RENOV, ET PERTI	ain  If to the effective data  If edate of sale of the  If the date of the date of the  If	e of this e compay y y ort add # 2  is imag a as of ings ec able ho a reaso  IATE D DAT OM TI CCES;	Kent la 04/15/2 es illust April 15 ummens me style nable viral EXP SITE S	sal.  rior sales COMPARA  nd records 020  trate dates 5, 2020. Turate with ss have bee alue range ABLE FR NCLUDE PANDED IZES FAC	on page 3). BLE SALE # 3  I There the is OM D REGION CTORED
My research X did Data Source(s) La My research di Data Source(s) Be Report the results of the Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(	d did n nd records,MLS d X did n oth assessment da e research and r r r rec(s) r transfer histo elements, and sales in the pr an ten acres. I parison approach t GE SALES ASIS ON SAI TERN CT TY /E GRADE AI STYLE, SIZE	oot reveal and the action of the sound of th	ny prior sales or transfers  net recordings have been rev  of the prior sale or tran  SUBJECT  cords  subject property and co  apair. Since the purchas  me frame The most relumnal sampling of relevan  e. In the final analysis.  CLOSED SALES REFI  EIGHBORING TOWNS  THE KENT DATA. SA  ARKET ADJUSTMEN  STED AT \$40/SF. LO  MES OF HOME HAVE I	of the subject proper of the comparable sa iewed, VP refers to the esfer history of the COMPARABL  Kent land records 04/15/2020  mparable sales Sut es, demo and rebuil evant sales were co at transfers from the five closed sales v  LECT THE MOST WERE SEARCHE LES 4-5 REFLECT TS WERE UTILIZ CATION FACTORS BEEN DEVELOPE	ty for the three tiles for the prior deed, volume & p subject propert E SALE # 1  bject was fored d has been un nsidered those region in the p vithin the marl RECENT, PR D FOR SUPP T RECENTLY ED TO OFFS S UP TO 10% D, THESE SA	years prior r year to th page, as reco y and con  Kent land 04/15/202 closed in h dertaken, with natu past year, o ket have b  OXIMAT! ORT; THI RENOV. ET PERTI ADDRES ALES REF	ain  I to the effective data  I to the effective data  I the date of sale of the  I the date of the  I the date of the date of the  I the date of the	e of this e compay y y ort add # 2  Is imag a as of ings oc able ho a reaso  IATE D DAT OM TI CCES; ING/II	Kent la 04/15/2 es illust April 15 ummens me style nable viral EXP SITE S	sal.  rior sales COMPARA  nd records 020  trate dates 5, 2020. Turate with ss have bee alue range ABLE FR NCLUDE PANDED IZES FAC	on page 3). BLE SALE # 3  I There the is OM D REGION CTORED
My research X did Data Source(s) La My research di Data Source(s) Bt Report the results of the ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sour Analysis of prior sale of finishes, worn and tired were no transfers of the subject on sites of less th utilized in the sales comp indicated by the adjusted Summary of Sales Compo THE MARKET AT LAR HEREIN, WITH EMPH AROUND NORTHWES	d did n nd records,MLS d X did n oth assessment da e research and r r r rec(s) r transfer histo elements, and sales in the pr an ten acres. I parison approach t GE SALES ASIS ON SAI TERN CT TY /E GRADE AI STYLE, SIZE	oot reveal and the action of the sound of th	ny prior sales or transfers  net recordings have been rev  of the prior sale or tran  SUBJECT  cords  subject property and co  apair. Since the purchas  me frame The most relumnal sampling of relevan  e. In the final analysis.  CLOSED SALES REFI  EIGHBORING TOWNS  THE KENT DATA. SA  ARKET ADJUSTMEN  STED AT \$40/SF. LO  MES OF HOME HAVE I	of the subject proper of the comparable sa iewed, VP refers to the esfer history of the COMPARABL  Kent land records 04/15/2020  mparable sales Sut es, demo and rebuil evant sales were co at transfers from the five closed sales v  LECT THE MOST WERE SEARCHE LES 4-5 REFLECT TS WERE UTILIZ CATION FACTORS BEEN DEVELOPE	ty for the three tiles for the prior deed, volume & p subject propert E SALE # 1  bject was fored d has been un nsidered those region in the p vithin the marl RECENT, PR D FOR SUPP T RECENTLY ED TO OFFS S UP TO 10% D, THESE SA	years prior r year to th page, as reco y and con  Kent land 04/15/202 closed in h dertaken, with natu past year, o ket have b  OXIMAT! ORT; THI RENOV. ET PERTI ADDRES ALES REF	ain  I to the effective data  I to the effective data  I the date of sale of the  I the date of the  I the date of the date of the  I the date of the	e of this e compay y y ort add # 2  Is imag a as of ings oc able ho a reaso  IATE D DAT OM TI CCES; ING/II	Kent la 04/15/2 es illust April 15 ummens me style nable viral EXP SITE S	sal.  rior sales COMPARA  nd records 020  trate dates 5, 2020. Turate with ss have bee alue range ABLE FR NCLUDE PANDED IZES FAC	on page 3). BLE SALE # 3  I There the is OM D REGION CTORED
My research X did Data Source(s) La My research di Data Source(s) Br Report the results of the Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(	d did n nd records,MLS d X did n oth assessment da e research and r r rece(s) or transfer histo elements, and sales in the pr an ten acres. I parison approach tGE SALES asis ON SAI TERN CT TY /E GRADE AI STYLE, SIZE SEGMENT W	oot reveal and the action of the sound of th	ny prior sales or transfers  net recordings have been rev  or the prior sale or tran  SUBJECT  cords  subject property and co  apair. Since the purchas  me frame The most relumnal sampling of relevat  e. In the final analysis,  CLOSED SALES REFI  EIGHBORING TOWNS  THE KENT DATA. SA  ARKET ADJUSTMEN  STED AT \$40/SF, LO  MES OF HOME HAVE I  CUS ON THE PRINCIF	of the subject proper of the comparable sa iewed, VP refers to the esfer history of the COMPARABL  Kent land records 04/15/2020  mparable sales Sut es, demo and rebuil evant sales were co at transfers from the five closed sales v  LECT THE MOST WERE SEARCHE LES 4-5 REFLECT TS WERE UTILIZ CATION FACTORS BEEN DEVELOPE	ty for the three tiles for the prior deed, volume & p subject propert E SALE # 1  bject was fored d has been un nsidered those region in the p vithin the marl RECENT, PR D FOR SUPP T RECENTLY ED TO OFFS S UP TO 10% D, THESE SA	years prior r year to th page, as reco y and con  Kent land 04/15/202 closed in h dertaken, with natu past year, o ket have b  OXIMAT! ORT; THI RENOV. ET PERTI ADDRES ALES REF	ain  I to the effective data  I to the effective data  I the date of sale of the  I the date of the  I the date of the date of the  I the date of the	e of this e compay y y ort add # 2  Is imag a as of ings oc able ho a reaso  IATE D DAT OM TI CCES; ING/II	Kent la 04/15/2 es illust April 15 ummens me style nable viral EXP SITE S	sal.  rior sales COMPARA  nd records 020  trate dates 5, 2020. Turate with ss have bee alue range ABLE FR NCLUDE PANDED IZES FAC	on page 3). BLE SALE # 3  I There the is OM D REGION CTORED
My research X di Data Source(s) La My research di Data Source(s) Ba Report the results of th ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale of finishes, worn and tired were no transfers of the subject on sites of less th utilized in the sales com indicated by the adjusted Summary of Sales Comport THE MARKET AT LAR HEREIN, WITH EMPH AROUND NORTHWES AT \$7500/ACRE, ABOY ALTHOUGH VARIED SI IMMEDIATE MARKET	d did n nd records,MLS d X did n oth assessment da e research and r r r rec(s) or transfer histo elements, and sales in the pr an ten acres. I parison approach GE SALES ASIS ON SAI TERN CT TY /E GRADE AI STYLE, SIZE SEGMENT W les Comparison	oot reveal and ta & Town Cld analysis of the control of the contro	ny prior sales or transfers by prior sales or transfers by prior sales or transfers bether ecordings have been revolved to the prior sale or trans SUBJECT  COORD	of the subject proper of the comparable sa iewed, VP refers to the isfer history of the COMPARABL  Kent land records 04/15/2020 The department of the comparable sales Subsection of the comparable sales Subsection of the five closed sales were contained transfers from the five closed sales were contained to the comparable sales were contained to the contained to	ty for the three prior the	years prior year to the page, as reco y and con Co  Kent land 04/15/203 closed in N dertaken, with natural past year, 6 ket have b  OXIMATI ORT; THI TRENOV, ET PERTII ADDRES LLES REF	ain  I to the effective data  the date of sale of the reded in the municipalit inparable sales (rep DMPARABLE SALE:  I records  20  November 2017, m inearing completion irral residential settle blder sales and vari een employed and  E AND APPROPR E MOST RELATE ATED HOMES FR INENT DIFFEREN S SPECIFIC SETT LECT CURRENT Donal Comments **	e of this e compa e compa yy yy yy y a so of add # 2  Is imag a as of co a lable ho a reaso IATE D DAT OM TI NCES; IING/II MARK *	Kent la 04/15/2 es illust April 15 mmmensi me style nable v.: AVAIL, FA IS II HE EXP SITE S NFLUEN	nd records 020 trate dated 5, 2020. Turate with s have beer alue range ABLE FR NCLUDEI ANDED 1ZES FAC NCE. TA IN TI	on page 3).  BLE SALE # 3  There the en is  OM D REGION CTORED
My research X di Data Source(s) La My research di Data Source(s) Be Report the results of th ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Effective Date of Data Source(s) Analysis of prior sale of finishes, worn and tired were no transfers of the subject on sites of less th utilized in the sales com indicated by the adjusted Summary of Sales Comporting THE MARKET AT LAR HEREIN, WITH EMPH AROUND NORTHWES AT \$7500/ACRE, ABOY ALTHOUGH VARIED SI IMMEDIATE MARKET Indicated Value by Sale Indicated Value by Sale Indicated Value by: Sale Indicated Value by: Sale Indicated Value by: Sale	d did n nd records,MLS d X did n oth assessment da e research and r r r r r r r r r r r r r r r r r r r	ot reveal and the state of the	ny prior sales or transfers  lerk recordings have been rev  of the prior sale or tran  SUBJECT  cords  subject property and co  apair. Since the purchase  me frame. The most rel-  small sampling of relevance.  In the final analysis.  CLOSED SALES REFI  EIGHBORING TOWNS  THE KENT DATA. SA  ARKET ADJUSTMEN  STED AT \$40/SF. LO  LES OF HOME HAVE I  CUS ON THE PRINCIF  1 \$365,000  ch \$365,000	of the subject proper of the comparable sa iewed, VP refers to the isfer history of the COMPARABLI  Kent land records 04/15/2020 mparable sales Sut se, demo and rebuil se, demo and rebuil se, and sales were cont transfers from the five closed sales v  ECT THE MOST WERE SEARCHE LES 4-5 REFLECT TS WERE UTILIZ CATION FACTORS BEEN DEVELOPE LE OF SUBSTITU  Cost Approach (iii	ty for the three these for the prior deed, volume & prior E SALE # 1  Diject was fored d has been und nsidered those region in the prior prior the mark RECENT, PR D FOR SUPP T RECENTLY ED TO OFFS: S UP TO 10% D, THESE SA TION *** S	years prior r year to the page, as reco y and con O4/15/20/2 closed in 1 dertaken, 1 past year, 6 ket have b OXIMAT! ORT; THI RENOV. ET PERTI ADDRES LLES REFiee	ain  I to the effective data  I the date of sale of the I the date of the date of the I the date of the	e of this e compa e compa yy yy yy yort add # 2  Is imag as of compa a reaso IATE D DAT OM TI NCES; TING/II MARI *	Kent las 04/15/2 es illust April 15 me style nable v.:  AVAIL, FA IS II HE EXP SITE S NFLUEN (ET DA	nd records 020 trate dates 5, 2020. Turate with ss have becalue range ABLE FR NCLUDE ANDED 1ZES FAC NCE. TA IN TI	on page 3).  BLE SALE # 3  There the en is  OM D REGION CTORED
My research X did Data Source(s) La My research did Data Source(s) Book Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale of finishes, worn and tired were no transfers of the subject on sites of less th utilized in the sales com indicated by the adjusted Summary of Sales Comport THE MARKET AT LAF HEREIN, WITH EMPH AROUND NORTHWES AT \$7500/ACRE, ABOY ALTHOUGH VARIED IMMEDIATE MARKET Indicated Value by Sale	d did n nd records MLS d X did n sh assessment da e research and r r r ree(s) r transfer histe eloments, and sales in the pr an ten acres. I parison approach (GE SALES ASIS ON SAI TERN CT. TY /E GRADE AI STYLE, SIZE SEGMENT W les Comparison ales Comparison	oot reveal and to treveal and to treveal and to treveal and to the second of the secon	ny prior sales or transfers  SUBJECT  nords  subject property and co  repair. Since the purcha:  me frame The most relievant  in annuling of relevant  e. In the final analysis,  CLOSED SALES REFI  EIGHBORING TOWNS  THE KENT DATA. SA  ARKET ADJUSTMEN  STED AT \$40/SF. LO  ES OF HOME HAVE I  CUS ON THE PRINCIF  1. \$365,000  ch \$365,000  actions of buyers and se	of the subject proper of the comparable sa iewed, VP refers to the isfer history of the COMPARABLE  Kent land records 04/15/2020 mparable sales Sut iewed and rebuil evant sales were co at transfers from the five closed sales v  LECT THE MOST WERE SEARCHE LES 4-5 REFLECT TS WERE UTILIZ CATION FACTORS BEEN DEVELOPE LE OF SUBSTITU  Cost Approach (fillers in the market.	ty for the three tiles for the prior deed, volume & p subject propert E SALE # 1  Diject was fored d has been un- nsidered those region in the p vithin the mar! RECENT, PR D FOR SUPP T RECENTLY ED TO OFFS: S UP TO 10% D, THESE SA TION *** S	years prior year to the page, as reco y and con  Kent land 04/15/20; closed in N dertaken, ye with natu past year, c ket have b  OXIMATI ORT; THI T RENOV. ET PERTI ADDRES LLES REF ee Addition	ain  I to the effective data  I de date of sale of the  I ded in the municipality  I decords  I	e of this e compared to the e	Kent la 04/15/2 es illust April 15 ammensi me style nable vi AVAIL.	rior sales COMPARA  nd records 020  trate dates 5, 2020. Turate with es have bes alue range  ABLE FR NCLUDE! PANDED IZES FAG NCE. TA IN TI	on page 3).  BLE SALE #3  There the con is  OM D REGION CTORED  HE
My research X did Data Source(s) La My research did Data Source(s) Be Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale of finishes, worn and tired were no transfers of the subject on sites of less th utilized in the sales com indicated by the adjusted Summary of Sales Comport THE MARKET AT LAF HEREIN, WITH EMPH AROUND NORTHWES AT \$7500/ACRE, ABOY ALTHOUGH VARIED SI IMMEDIATE MARKET Indicated Value by Sal Improvements and the di	d did n nd records MLS d X did n sh assessment da e research and r r r ree(s) r transfer histe eloments, and sales in the pr an ten acres. I parison approach (GE SALES ASIS ON SAI TERN CT. TY /E GRADE AI STYLE, SIZE SEGMENT W les Comparison ales Comparison	oot reveal and to treveal and to treveal and to treveal and to the second of the secon	ny prior sales or transfers  SUBJECT  nords  subject property and co  repair. Since the purcha:  me frame The most relievant  in annuling of relevant  e. In the final analysis,  CLOSED SALES REFI  EIGHBORING TOWNS  THE KENT DATA. SA  ARKET ADJUSTMEN  STED AT \$40/SF. LO  ES OF HOME HAVE I  CUS ON THE PRINCIF  1. \$365,000  ch \$365,000  actions of buyers and se	of the subject proper of the comparable sa iewed, VP refers to the isfer history of the COMPARABLE  Kent land records 04/15/2020 mparable sales Sut iewed and rebuil evant sales were co at transfers from the five closed sales v  LECT THE MOST WERE SEARCHE LES 4-5 REFLECT TS WERE UTILIZ CATION FACTORS BEEN DEVELOPE LE OF SUBSTITU  Cost Approach (fillers in the market.	ty for the three tiles for the prior deed, volume & p subject propert E SALE # 1  Diject was fored d has been un- nsidered those region in the p vithin the mar! RECENT, PR D FOR SUPP T RECENTLY ED TO OFFS: S UP TO 10% D, THESE SA TION *** S	years prior year to the page, as reco y and con  Kent land 04/15/20; closed in N dertaken, ye with natu past year, c ket have b  OXIMATI ORT; THI T RENOV. ET PERTI ADDRES LLES REF ee Addition	ain  I to the effective data  I de date of sale of the  I ded in the municipality  I decords  I	e of this e compared to the e	Kent la 04/15/2 es illust April 15 ammensi me style nable vi AVAIL.	rior sales COMPARA  nd records 020  trate dates 5, 2020. Turate with es have bes alue range  ABLE FR NCLUDE! PANDED IZES FAG NCE. TA IN TI	on page 3).  BLE SALE #3  There the con is  OM D REGION CTORED  HE
My research X did Data Source(s) La My research did Data Source(s) Be Report the results of the ITEM Date of Prior Sale/Transfe Data Source(s) Effective Date of Data	d did n nd records MLS d X did n sh assessment da e research and r r r ree(s) r transfer histe eloments, and sales in the pr an ten acres. I parison approach (GE SALES ASIS ON SAI TERN CT. TY /E GRADE AI STYLE, SIZE SEGMENT W les Comparison ales Comparison	oot reveal and to treveal and to treveal and to treveal and to the second of the secon	ny prior sales or transfers  ny prior sales or transfers  ny prior sales or transfers  lerk recordings have been rev  of the prior sale or tran  SUBJECT  cords  subject property and co  repair. Since the purcha- me frame The most rel- small sampling of relevan  e. In the final analysis,  CLOSED SALES REFI  EIGHBORING TOWNS  THE KENT DATA. SA  ARKET ADJUSTMEN  STED AT \$40/SF. LO  LOS ON THE PRINCIF  1 \$365,000  ch \$365,000  actions of buyers and se  preciation. The Income	of the subject proper of the comparable sa iewed, VP refers to the isfer history of the COMPARABLE  Kent land records 04/15/2020  mparable sales Sut iewed, very continuous cont	ty for the three tales for the prior deed, volume & policet was forced that the prior deed, volume & policet was forced that the prior deed that t	years prior year to the page, as reco y and con Kent land 04/15/20: closed in N dertaken, with natu past year, c ket have b  OXIMATI ORT; THI RENOV/ ET PERTI ADDRES LLES REF ee Addition	ain  I to the effective data  I to the effective data  I to date of sale of the  I to data of the municipality  I	e of this e compay y y y is imag as of ings cc able ho a reaso IATE D DAT OM TI MARI *  ppreach to the	Kent las 04/15/2 es illust April 15 ammensi me style nable vi  AVAIL FA IS II HE EXP SITE S NFLUEN KET DA	rior sales COMPARA  nd records 020  trate dates 5, 2020. Turate with ss have bes alue range ABLE FR NCLUDE: PANDED IZES FAC NCE. TA IN Ti	on page 3).  BLE SALE #3  I here the is  OM D  REGION  CTORED  HE
My research X did Data Source(s) La My research did Data Source(s) Bata Source(s) Bata Source(s) Bata Source(s) Bata Source(s) Bata Source(s) Bata Source(s) Effective Date of Data Source(s) Effective Date of Data Source(s) Bata Source(s) Effective Date of Data Source(s)	d did n nd records MLS d X did n oth assessment da e research and r r ree(s) or transfer histe elements, and sales in the pr an ten acres. I parison approach tGE SALES ASIS ON SAI TERN CT. TY /E GRADE AI STYLE, SIZE SEGMENT W les Comparison ales Comparison ales Comparison fficulty in esti	oot reveal and the total and the total and the total and reconstruction of the total and recon	ny prior sales or transfers by prior sales or transfers by prior sales or transfers between the prior sale or transfers between the prior sale or transfers between the prior sale or trans subject cords bubject property and co cords bubject proper	of the subject proper of the comparable sa iewed, VP refers to the isfer history of the COMPARABLE  Kent land records 04/15/2020  mparable sales Sut is, demo and rebuil evant sales were co at transfers from the five closed sales v  ECT THE MOST WERE SEARCHE LES 4-5 REFLECT TS WERE UTILIZ CATION FACTORS BEEN DEVELOPE LE OF SUBSTITU  Cost Approach (ii) Illers in the market. Approach was not of	ty for the three tales for the prior deed, volume & p subject propert E SALE # 1  Deformation of the prior deed, volume & p subject propert E SALE # 1  Deformation of the p point was force d has been un nsidered those region in the p vithin the mar!  RECENT. PR D FOR SUPP F RECENTLY ED TO OFFS S UP TO 10% D, THESE SA TION. *** S  I developed \$ The Cost Ap developed due	years prior years to the page, as reco y and con  Kent land 04/15/20/2 closed in N dertaken, with natural past year, of ket have b  OXIMATI ORT; THI RENOV ET PERTI ADDRES LLES REF ee Addition to the lace the basis	ain  If to the effective data  If edate of sale of the  Inded in the municipality  Index in the munici	e of this e compay y y y s is imag a as of ings cc able ho a reaso IATE D DAT OM TI NCES; TING/II MARk *	Kent las 04/15/2 es illust April 15 ammens me style nable viral EXP SITE S NFLUER KET DA	sal.  rior sales GOMPARA  nd records 020  trate datec 5, 2020. T  trate with ss have becalue range ABLE FR NCLUDE! ANDED IZES FAC NCE. TA IN TI	on page 3).  BLE SALE #3  I here the is  OM D  REGION  CTORED  HE
My research X did Data Source(s) La My research did Data Source(s) Bata Source(s) Bata Source(s) Bata Source(s) Bata Source(s) Bata Source(s) Bata Source(s) Effective Date of Data Source(s) Effective Date of Data Source(s) Bata Source(s) Effective Date of Data Source(s)	d did n nd records MLS d X did n oth assessment da e research and r r ree(s) or transfer histe elements, and sales in the pr an ten acres. I parison approach tGE SALES ASIS ON SAI TERN CT. TY /E GRADE AI STYLE, SIZE SEGMENT W les Comparison ales Comparison ales Comparison fficulty in esti	oot reveal and the total and the total and the total and reconstruction of the total and recon	ny prior sales or transfers  ny prior sales or transfers  ny prior sales or transfers  lerk recordings have been revoluted from the prior sale or transfers  SUBJECT  cords  subject property and contract subject subject property and contract subject	of the subject proper of the comparable sa iewed, VP refers to the isfer history of the COMPARABLE  Kent land records 04/15/2020  mparable sales Sut is, demo and rebuil evant sales were co at transfers from the five closed sales v  ECT THE MOST WERE SEARCHE LES 4-5 REFLECT TS WERE UTILIZ CATION FACTORS BEEN DEVELOPE LE OF SUBSTITU  Cost Approach (ii) Illers in the market. Approach was not of	ty for the three tales for the prior deed, volume & p subject propert E SALE # 1  Deformation of the prior deed, volume & p subject propert E SALE # 1  Deformation of the p point was force d has been un nsidered those region in the p vithin the mar!  RECENT. PR D FOR SUPP F RECENTLY ED TO OFFS S UP TO 10% D, THESE SA TION. *** S  I developed \$ The Cost Ap developed due	years prior years to the page, as reco y and con  Kent land 04/15/20/2 closed in N dertaken, with natural past year, of ket have b  OXIMATI ORT; THI RENOV ET PERTI ADDRES LLES REF ee Addition to the lace the basis	ain  If to the effective data  If edate of sale of the  Inded in the municipality  Index in the munici	e of this e compay y y y s is imag a as of ings cc able ho a reaso IATE D DAT OM TI NCES; TING/II MARk *	Kent las 04/15/2 es illust April 15 ammens me style nable viral EXP SITE S NFLUER KET DA	sal.  rior sales GOMPARA  nd records 020  trate datec 5, 2020. T  trate with ss have becalue range ABLE FR NCLUDE! ANDED IZES FAC NCE. TA IN TI	on page 3).  BLE SALE # 3  Inhere the is on the inhere
My research X did Data Source(s) La My research did Data Source(s) Bata Source(s) Bata Source(s) Bata Source(s) Bata Source(s) Bata Source(s) Effective Date of Data	d did n nd records,MLS d X did n oth assessment da e research and r r rec(s) r transfer histe elements, and sales in the pr an ten acres. I parison approach tGE SALES ASIS ON SAI TERN CT TY /E GRADE AI STYLE, SIZE SEGMENT W les Comparison ales Comparison ales Comparison fficulty in esti	oot reveal and the action of the second of t	ny prior sales or transfers by prior sales or transfers by prior sales or transfers between the prior sale or transfers between the prior sale or transfers between the prior sale or trans subject cords bubject property and co cords bubject proper	of the subject proper of the comparable sa- iewed, VP refers to the isfer history of the COMPARABL  Kent land records 04/15/2020  mparable sales Sut- iewed, very contraction of the COMPARABL  Kent land records 04/15/2020  mparable sales Sut- iewed, demo and rebuil point sales were contrained to the five closed sales very iewed, demo and rebuil point sales were contrained to the five closed sales very iewed, demo and rebuil point sales were contrained to the five closed sales very iewed, demo and rebuil point sales were contrained to the five closed sales very iewed, demo and rebuil to the market of the properties of the market. Approach was not desperable of a hypothetical per plans and species of a hypothetical	ty for the three tales for the prior	years prior years to the page, as reco y and con  Kent land 04/15/202 closed in N dertaken, with natupast year, o ket have b  OXIMAT! ORT; THI RENOV, ET PERT! ADDRES LLES REF ee Addition in proach is to the lace the basis the repair	ain  If to the effective data  If edate of sale of the  Inded in the municipalit  Inparable sales (rep  DMPARABLE SALE of  Incords  Incord	e of this e compay y y y is imag a as of ings cc able ho a reaso IATE D DAT MARK * * ppproach to the rd to a	Kent las 04/15/2 es illust April 15 ammens me style nable viral EXP SITE S NFLUER KET DA	sal.  rior sales GOMPARA  nd records 020  trate datec 5, 2020. T  trate with ss have becalue range ABLE FR NCLUDE! ANDED IZES FAC NCE. TA IN TI	on page 3).  BLE SALE # 3  Inhere the is on the inhere
My research X did Data Source(s) La My research di Data Source(s) Both Report the results of the source(s) Effective Date of Data So	d did n nd records,MLS d X did n oth assessment da e research and r r rec(s) r transfer histe elements, and sales in the pr an ten acres. I parison approach tGE SALES ASIS ON SAI TERN CT TY /E GRADE AI STYLE, SIZE SEGMENT W les Comparison ales Comparison ales Comparison fficulty in esti	oot reveal and the action of the second of t	ny prior sales or transfers by	of the subject proper of the comparable sa- iewed, VP refers to the isfer history of the COMPARABL  Kent land records 04/15/2020  mparable sales Sut- iewed, very contraction of the COMPARABL  Kent land records 04/15/2020  mparable sales Sut- iewed, demo and rebuil point sales were contrained to the five closed sales very iewed, demo and rebuil point sales were contrained to the five closed sales very iewed, demo and rebuil point sales were contrained to the five closed sales very iewed, demo and rebuil point sales were contrained to the five closed sales very iewed, demo and rebuil to the market of the properties of the market. Approach was not desperable of a hypothetical per plans and species of a hypothetical	ty for the three tales for the prior	years prior years to the page, as reco y and con  Kent land 04/15/202 closed in N dertaken, with natupast year, o ket have b  OXIMAT! ORT; THI RENOV, ET PERT! ADDRES LLES REF ee Addition in proach is to the lace the basis the repair	ain  If to the effective data  If edate of sale of the  Inded in the municipalit  Inparable sales (rep  DMPARABLE SALE of  Incords  Incord	e of this e compay y y y is imag a as of ings cc able ho a reaso IATE D DAT MARK * * ppproach to the rd to a	Kent las 04/15/2 es illust April 15 ammens me style nable viral EXP SITE S NFLUER KET DA	sal.  rior sales GOMPARA  nd records 020  trate datec 5, 2020. T  trate with ss have becalue range ABLE FR NCLUDE! ANDED IZES FAC NCE. TA IN TI	on page 3).  BLE SALE # 3  Inhere the is on the inhere
My research X di Data Source(s) La My research di Data Source(s) Be Report the results of th ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sou Analysis of prior sale of finishes, worn and tries were no transfers of the subject on sites of less th utilized in the sales comp indicated by the adjusted Summary of Sales Compar THE MARKET AT LAR HEREIN, WITH EMPH AROUND NORTHWES AT \$7500/ACRE, ABON ALTHOUGH VARIED Indicated Value by Sale Indicated Value by Sale Indicated Value by: \$ The Sales Comparison A improvements and the di this area This appraisal is mad completed, subject following required inspect	d did n nd records,MLS d X did n oth assessment da e research and r r rec(s) r transfer histo elements, and sales in the pr an ten acres. I parison approach tGE SALES ASIS ON SAI TERN CT TY /E GRADE AI STYLE, SIZE SEGMENT W less Comparison aless Comparison aless Comparison fficulty in esti- e "a t to the followiction based or	ot reveal and the action of the second of th	ny prior sales or transfers by	of the subject proper of the comparable sa iewed, VP refers to the ster history of the COMPARABL  Kent land records 04/15/2020 maparable sales Sut se, demo and rebuil	ty for the three tales for the prior deed, volume & p subject propert E SALE # 1  bject was fored d has been un nsidered those region in the p within the marl RECENT, PR D FOR SUPP T RECENTLY ED TO OFFS S UP TO 10% D, THESE SA TION *** S  T developed) \$ The Cost Ap developed due ecifications on I condition that deficiency does	years prior r year to the page, as reco y and con  Co  Kent land 04/15/202 closed in N dertaken, with natural past year, o ket have b  OXIMAT! ORT; THI RENOV. ET PERTI ADDRES ALES REF ee Addition in the basis to the lace	ain  In to the effective data  In the date of sale of the  Inded in the municipality Inparable sales (rep  DMPARABLE SALE:  Inccords  Inccords  Inccords  Incompletion Intering completion Income A	e of this e compay y ort add # 2  Is imag a as of ings or able ho a reaso  IATE D DAT OM TI NCES; TING/II MAR! *	Kent las 04/15/2 es illust April 15 mmens; me style nable v. AVAIL. FA IS II HE EXP SITE S NFLUEN (ET DA	rior sales COMPARA  nd records 020 trate dates 5, 2020. Turate with s have becalue range ABLE FR NCLUDEI ANDED IZES FAC NCE. TA IN TI	on page 3).  BLE SALE # 3  I here the is  OM D REGION CTORED  HE  S  lier in ments have been subject to the
My research X di Data Source(s) La My research di Data Source(s) Be Report the results of th ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale of finishes, worn and tired were no transfers of the subject on sites of less th utilized in the sales comp indicated by the adjusted Summary of Sales Comport THE MARKET AT LAB HEREIN, WITH EMPH AROUND NORTHWES AT \$7500/ACRE, ABOY ALTHOUGH VARIED IMMEDIATE MARKET Indicated Value by Sale Indicated Value by S	d did n nd records,MLS d X did n sh assessment da e research and records, and records, and sales in the properties and ten acres and Approach GE SALES ASIS ON SAI TERN CT TY /E GRADE AI STYLE, SIZE SEGMENT W Les Comparison ales Comparison	oot reveal and the work of the	ny prior sales or transfers  ny prior sales or transfers  ny prior sales or transfers  lerk recordings have been revolution  or the prior sale or transfers  subject property and co  subject to completion  or alterations on the ba  ordinary assumption that	of the subject proper of the comparable sa iewed, VP refers to the ster history of the COMPARABLI  Kent land records 04/15/2020 mparable sales Sut se demo and rebuil evant sales were co at transfers from the five closed sales v  ECT THE MOST WERE SEARCHE LES 4-5 REFLECT TS WERE UTILIZ CATION FACTORS BEEN DEVELOPE LE OF SUBSTITU  Cost Approach (iii) liters in the market. Approach was not co per plans and spe sis of a hypothetica the condition or co	ty for the three these for the prior deed, volume &	years prior r year to the page, as reco y and con O4/15/20/ closed in N dertaken, y with natu past year, s ket have b OXIMAT! ORT; THI RENOV. ET PERTI ADDRES LLES REF tee Addition to the lac the basis to the lac the basis to the repair	ain  I to the effective data  I te date of sale of the  I reddin the municipalit Inparable sales (rep  DMPARABLE SALE:  I records  20  November 2017, m  Incaring completion I rearing completed due I rearing completed	e of this e compared to the compared to the condition  MARK  *  *  *  *  *  *  *  *  *  *  *  *  *	Kent la 04/15/2 es illust April 15 ommens me style nable v. AVAIL. FA IS II HE EXP SITE S NFLUEN (ET DA a gross retained a gr	nd records 020 trate dated 5, 2020. Turate with s have becalue range ABLE FR NCLUDEI ANDED 1ZES FAC NCE. TA IN TI  aveloped) uge of the ent multip the improve the	on page 3). BLE SALE # 3  There the the the the the the the the the th

	ABOUT THE APPRAISER (DEW) My appraisal office, in Goshen, CT, is within 15 mile	es of the subject and Ken	t Town Hall. I have been apprai	sing real property
	since 1986, with a full time practice in Litchfield County since 1991. My professional e	xperience includes court	testimony in the Litchfield Super	rior Court, and I have
	been on the regular roster for foreclosure assignments through that Courthouse since 199	95. 1 enjoy a good workin	ng relationship with local realtor	s, municipal
	employees, attorneys, bankers, and mortgage brokers in northwestern CT. My personal a	ppraisal territory include	s the entire geographic area of L	f 100 residential
	CT, although I complete most assignments within the 20 mile radius around my home off	nce. In the past live year	s, i nave appraised an average o	1 100 residentia)
	properties per year.			
	APPRAISER COMPETENCY THE COMPANY SUBSCRIBES TO ALL APPROPRI	ATE MULTIPLE LISTI	NG SERVICES AND RESEARC	CHES TOWN HALL
	RECORDS FOR ALL ASSIGNMENTS. REPORTS ARE REVIEWED BY THE SUPE	RVISORY APPRAISER	FOR QUALITY, CONSISTENCE	Y AND
	ADHERENCE TO GOOD APPRAISAL PRACTICE AND U.S.P. A.P. REGULATIONS			
A	Refer to attached text addenda pages and disclosure comments.			
D	Person services and a service service services and a service s		The transportation are not shall	his from the public
	MLS PHOTOS: The appraiser has reserved the right to use MLS photos if necessary. Re	tasons for such use may i	ditions such as enous or ice which	h prohibit access or
Ţ	street, images in which unknowing individuals would be present in the photos, comps wi after the visibility of the home, or residences which the appraiser knows/suspects have b	een altered in some way (	(after the sale) in a manner that	might affect the
0	overall value since the purchase. The appraiser has performed at a minimum a drive by	inspection of the comps a	and has examined virtual tour pho	otos provided by the
N	local MLS system and On-line sources. Applicable MLS photos are the most accurate de	epiction of a home at the	time of the sale and use of these	photos lend to the
A	overall credibility of this report.			
-	MANAGEMENT OF THE CONTROL OF THE PROPERTY OF T			
C				
O				
M				
E				
T				
S				
		CH TO VALUE		
	Support for the opinion of site value (summary of comparable land sales or other methods	for estimating site value)		- A - A - A - A - A - A - A - A - A - A
×	Support for the opinion of site value (summary of comparable land sales or other methods.  The estimated value for the subject's lot (\$125K) is extracted from improved properties.	for estimating site value)	orted by vacant lots sales in the a	general market area,
С	Support for the opinion of site value (summary of comparable land sales or other methods.  The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi	for estimating site value) in the marketplace, suppo ng with trends in the neig	orted by vacant lots sales in the g	general market area, d at \$7500 per acre
0	Support for the opinion of site value (summary of comparable land sales or other methods.  The estimated value for the subject's lot (\$125K) is extracted from improved properties.	for estimating site value) in the marketplace, suppo ng with trends in the neig	orted by vacant lots sales in the gabborhood. Site sizes are adjuste	general market area, d at \$7500 per aere
o s	Support for the opinion of site value (summary of comparable land sales or other methods.  The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi	for estimating site value) in the marketplace, suppo ing with trends in the neig ea.	orted by vacant lots sales in the gabborhood. Site sizes are adjuste	d at \$7500 per acre
S	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are	for estimating site value) in the marketplace, suppoing with trends in the neighbor.  OPINION OF SITE V.	shborhood. Site sizes are adjuste	d at \$7500 per acre
OSTA	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are ESTIMATED.  REPRODUCTION OR X REPLACEMENT COST NEW	for estimating site value) in the marketplace, suppoing with trends in the neighbor.  OPINION OF SITE V.  Dwelling 1,660	shborhood. Site sizes are adjuste	d at \$7500 per acre
S	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bidrs.  Quality rating from cost service. Avg+ Effective date of cost data [2/2019]  Comments on Cost Approach (gross living area calculations, depreciation, etc.)	or estimating site value) in the marketplace, suppoing with trends in the neignal.  OPINION OF SITE V.  Dwelling 1,660  BSMT 494	ALUE	d at \$7500 per acre
OST APPR	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bidrs.  Quality rating from cost service. Avg+ Effective date of cost data 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is	for estimating site value) in the marketplace, suppoing with trends in the neighbor.  OPINION OF SITE V.  Dwelling 1,660  BSMT 494  Garage/Carport	ALUE	=\$=\$=\$=\$=\$
OST APPRO	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs.  Quality rating from cost service Avgt Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The	in the marketplace, suppoing with trends in the neighbors.  OPINION OF SITE V.  Dwelling 1,660  BSMT 494  Garage/Carport  Total Estimate of Cost-New	ALUE	d at \$7500 per acre
OST APPROAC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data. Local bldrs.  Quality rating from cost service. Avgf. Effective date of cost data. [2/2019]  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.	in the marketplace, suppose in the marketplace, suppose in the neighbor.  OPINION OF SITE V.  Dwelling 1,660  BSMT 494  Garage/Carport  Total Estimate of Cost-New Less Physical	ALUE	=\$=\$=\$=\$=\$
OST APPROA	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data. Local bldrs.  Quality rating from cost service. Avgf. Effective date of cost data. [2/2019]  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.	in the marketplace, suppoint the marketplace, suppoint with trends in the neighbor.  OPINION OF SITE V.  Dwelling 1,660  BSMT 494  Garage/Carport  Total Estimate of Cost-New Less Physical  Depreciation	ALUE	
OST APPROAC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data. Local bldrs.  Quality rating from cost service. Avgf. Effective date of cost data. [2/2019]  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.	in the marketplace, suppoint the marketplace, suppoint with trends in the neighbor.  OPINION OF SITE V.  Dwelling 1,660  BSMT 494  Garage/Carport  Total Estimate of Cost-New Less Physical  Depreciation  Depreciated Cost of	ALUE	=\$
OST APPROAC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data. Local bldrs.  Quality rating from cost service. Avgf. Effective date of cost data. [2/2019]  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.	in the marketplace, suppoint the marketplace, suppoint with trends in the neighbor.  OPINION OF SITE V.  Dwelling 1,660  BSMT 494  Garage/Carport  Total Estimate of Cost-New Less Physical  Depreciation  Depreciated Cost of 'As-is' Value of Site	ALUE	=\$
OST APPROACH	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are estimated. REPRODUCTION OR X REPLACEMENT COST NEW. Source of cost data Local bldrs. Quality rating from cost service. Avg. Effective date of cost data. [2/2019]  Comments on Cost Approach (gross living area calculations, depreciation, etc.). As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error, cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only). 70 Years.	in the marketplace, supporting with trends in the neighbor.  OPINION OF SITE V.  Dwelling 1,660  BSMT 494  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site	ALUE	=\$
OST APPROACH	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic arc ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 70 Years	in the marketplace, suppong with trends in the neighbors.  OPINION OF SITE V. Dwelling 1,660 BSMT 494  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site  Indicated Value By DACH TO VALUE	ALUE	=\$
OST APPROACH	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic arc ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 70 Years	in the marketplace, suppong with trends in the neighbor of site.  OPINION OF SITE V. Dwelling 1,660 BSMT 494  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site.  Indicated Value By DACH TO VALUE  = \$	ALUE	=\$
OST APPROACH	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic arc ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 70 Years	in the marketplace, suppong with trends in the neighbor of site.  OPINION OF SITE V. Dwelling 1,660 BSMT 494  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site.  Indicated Value By DACH TO VALUE  = \$	ALUE	=\$
OST APPROACH	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic arc estimated. REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs.  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 70 Years INCOME APPRO Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) INSUFFICIL	in the marketplace, suppong with trends in the neighbor of site.  OPINION OF SITE V. Dwelling 1,660 BSMT 494  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site.  Indicated Value By DACH TO VALUE  = \$	ALUE	=\$
OST APPROACH -ZCOME	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are estimated. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data [2/2019]. Comments on Cost Approach (gross living area calculations, depreciation, etc.). As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error, cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 70 Years.  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier.  Summary of Income Approach (including support for market rent and GRM) INSUFFICIL PROJECT INFORMATION.  Is the developer/builder in control of the Homeowners' Association (HOA)?	in the marketplace, suppong with trends in the neighbor of site value)  OPINION OF SITE V.  Dwelling 1,660  BSMT 494  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site Indicated Value By  OACH TO VALUE  = \$ ENT DATA TO DEVELOP THE STATE OF SITE VALUE AND Unit types  Yes No Unit types	ALUE	=\$
OST APPROACH -ZCOME PU	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic arc estimated. REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs.  Quality rating from cost service Avg+ Effective date of cost data [2/2019]  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 70 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIT  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?	in the marketplace, suppong with trends in the neighbor of site value)  OPINION OF SITE V.  Dwelling 1,660  BSMT 494  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site Indicated Value By  OACH TO VALUE  = \$ ENT DATA TO DEVELOP THE STATE OF SITE VALUE AND Unit types  Yes No Unit types	ALUE	=\$
OST APPROACH -ZUOSE P	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic arc estimated. REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs.  Quality rating from cost service Avg+ Effective date of cost data [2/2019]  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 70 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIT  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control Legal name of project	in the marketplace, suppong with trends in the neighbor of the marketplace, suppong with trends in the neighbor of the marketplace, suppong with trends in the neighbor of the	ALUE	=\$
OST APPROACH -ZCOME PU	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic arc estimated. REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data [2/2019]  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only). 70 Years.  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier.  Summary of income Approach (including support for market rent and GRM) INSUFFICIT  PROJECT INFORMATION.  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in contact total number of phases.	in the marketplace, suppong with trends in the neighbor of the marketplace, suppong with trends in the neighbor of the neighbo	ALUE	=\$
OST APPROACH -ZUOSE PUD -Z	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are estimated. REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data [2/2019]  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error, cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 70 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIL  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in contact total number of units for sale.	in the marketplace, suppong with trends in the neighbor of the	ALUE	=\$
OST APPROACH -ZOOEM PUD - NF	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are estimated. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data [2/2019]. Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error, cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only). 70. Years.  Estimated Monthly Market Rent \$ X Gross Rent Multiplier. Summary of income Approach (including support for market rent and GRM). INSUFFICII  PROJECT INFORMATION.  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in cont. Legal name of project.  Total number of units rented.  Was the project created by the conversion of existing building(s) into a PUD?  Yes.	in the marketplace, suppong with trends in the neighbor.  OPINION OF SITE V. Dwelling 1,660  BSMT 494  Garage/Carport  Total Estimate of Cost-Nev Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site  Indicated Value By ACH TO VALUE  = \$ ENT DATA TO DEVELOP THE STATE OF THE S	ALUE	=\$
OST APPROACH -ZUONE PUD INFOR	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic arc estimated. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic arc estimated.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Local bidrs.  Quality rating from cost service Avg+ Effective date of cost data [2/2019]  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 70 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of income Approach (including support for market rent and GRM) INSUFFICIT  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in cont Legal name of project  Total number of units rented Total number of units for sale  Was the project created by the conversion of existing building(s) into a PUD? Yes  Does the project contain any multi-dwelling units? Yes No D	in the marketplace, suppong with trends in the neighbor.  OPINION OF SITE V. Dwelling 1,660  BSMT 494  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site  Indicated Value By PACH TO VALUE  = \$ ENT DATA TO DEVELOP THE STATE OF THE	ALUE	=\$
OST APPROACH -ZUONE PUD - NFORM	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are estimated. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are estimated. The land tract trades around the geographic are estimated. The land tract trades around the geographic are estimated by the control of the land tract trades around the geographic are estimated. The land tract trades around the geographic are estimated for each bldrs. The land tract trades around the geographic are estimated and subject by the control of the land tract trades around the geographic are estimated. The land tract trades around the geographic are estimated when the subject is dimensions, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 70 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier.  Summary of income Approach (including support for market rent and GRM) INSUFFICIL PROJECT INFORMATION.  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control number of phases.  Total number of units for sale.  Was the project contain any multi-dwelling units?  Yes No Destree the following information and recreation facilities complete?	in the marketplace, suppong with trends in the neighbor.  OPINION OF SITE V. Dwelling 1,660  BSMT 494  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site  Indicated Value By PACH TO VALUE  = \$ ENT DATA TO DEVELOP THE STATE OF THE	ALUE	=\$
OST APPROACH -ZCOZE PUD - NFORMA	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keeping based on data collection and review of larger land tract trades around the geographic are set in the set of cost data collection and review of larger land tract trades around the geographic are set in the set of cost data collection and review of larger land tract trades around the geographic are set in the set of cost data collection and review of larger land tract trades around the geographic are set in the set of cost data collection and review of larger land tract trades around the geographic are set in the set of cost data collection and review of larger land tract trades around the geographic are set in the set of cost data.  Estimated no cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 70 Years  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICII  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control of phases  Total number of units for sale  Was the project created by the conversion of existing building(s) into a PUD?  Yes  Does the project contain any multi-dwelling units?  Yes  No Description of the project contain any multi-dwelling units?  Yes	in the marketplace, suppong with trends in the neighbor.  OPINION OF SITE V. Dwelling 1,660  BSMT 494  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site  Indicated Value By PACH TO VALUE  = \$ ENT DATA TO DEVELOP THE STATE OF THE	ALUE	=\$
OST APPROACH -ZOOME PUD - NFORMAT-	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are extended in the properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are extended on data collection and review of larger land tract trades around the geographic are extended on data collection and review of larger land tract trades around the geographic are extended as extended as a local bidrs.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bidrs  Quality rating from cost service Avg+ Effective date of cost data [2/2019]  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records  Estimated Remaining Economic Life (HUD and VA only) 70 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICION  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDS ONLY if the developer/builder is in cont Legal name of project  Total number of units rented  Total number of units for sale  Was the project created by the conversion of existing building(s) into a PUD?  Yes  Does the project contain any multi-dwelling units?  Are the units, common elements leased to or by the Homeowners' Association?  Yes	in the marketplace, suppong with trends in the neighbor.  OPINION OF SITE V.  Dwelling 1,660  BSMT 494  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site Indicated Value By  PACH TO VALUE  = \$  ENT DATA TO DEVELOP THE FOR PUDS (if applicable Yes No Unit type) and the last of the HOA and the last ource(s) as No If Yes, date of collata Source(s)	ALUE	=\$
OST APPROACH -ZCONE PUD -NFORMAT-O	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic and ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Local bidrs Quality rating from cost service Avg+ Effective date of cost data [2/2019] Comments on Cost Approach (gross living area calculations, depreciation, etc.) As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records  Estimated Remaining Economic Life (HUD and VA only) 70 Years  INCOME APPRO Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of income Approach (including support for market rent and GRM) INSUFFICII  PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLy if the developer/builder is in cont Legal name of project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No D Are the units, common elements, and recreation facilities complete?	in the marketplace, suppong with trends in the neighbor.  OPINION OF SITE V.  Dwelling 1,660  BSMT 494  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site Indicated Value By  PACH TO VALUE  = \$  ENT DATA TO DEVELOP THE FOR PUDS (if applicable Yes No Unit type) and the last of the HOA and the last ource(s) as No If Yes, date of collata Source(s)	ALUE	=\$
OST APPROACH -ZUOSE PUD -ZFORMAT-	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$125K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio near 35% is in keepi based on data collection and review of larger land tract trades around the geographic are set on data collection and review of larger land tract trades around the geographic are set on data collection and review of larger land tract trades around the geographic are set on the set of cost data. It is a set of cost data to set of cost data. It is a source of c	in the marketplace, suppong with trends in the neighbor.  OPINION OF SITE V.  Dwelling 1,660  BSMT 494  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site Indicated Value By  PACH TO VALUE  = \$  ENT DATA TO DEVELOP THE FOR PUDS (if applicable Yes No Unit type) and the last of the HOA and the last ource(s) as No If Yes, date of collata Source(s)	ALUE	=\$

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:

The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1, The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

#### APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property,
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

- 20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

#### SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written regnature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature & & & & & & & & & & & & & & & & & & &	Signature Name R. Bruce Hunter, MAI Company Name HUNTER ASSOCIATES, LLC Company Address 772 FARMINGTON AVENUE
GOSHEN, CT 06756 Telephone Number (860) 491-9200	FABMINGTON, CT 06032 Telephone Number (860) 677-9646
Email Address wilkesau@optonline.net	Email Address bruceh@hunterllc.com
Date of Signature and Report 04/22/2020	Date of Signature 04/22/2020
Effective Date of Appraisal 04/15/2020	State Certification # RCG0000297
State Certification # RCR0000800	or State License #
or State License #	State CT
or Other	Expiration Date of Certification or License 04/30/2020
State CT Expiration Date of Certification or License 04/30/2020	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
15 Bald Hill Road	Did inspect exterior of subject property from street
South Kent, CT 06785	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 365,000	X Did inspect interior and exterior of subject property
CLIENT	Date of Inspection 04/15/2020
Name Attorney Michael Rybak, Jr.	COMPARABLE SALES
Company Name	The second of th
Company Address c/o Guion Stevens & Rybak LLP	X Did not inspect exterior of comparable sales from street
PO Box 338 Litchfield, CT 06759	Did inspect exterior of comparable sales from streel
Email Address	Date of Inspection

				ADD	TIONAL COMPA	RABLES						
Intended Uppe	C	a 6 Dobah III	DA									
FIRES VICES IN THE PROPERTY OF		s & Rybak, LL										
	Hill Road					State CT			Zip C	ode 0	6785	
City South Kent			unty Litchfield			State C1			s.ip	ode (	3703	
		nael Rybak, Jr.				00140	ADADLE C	SALE NO. 5	_	COMPA	DARIE S	ALE NO. 6
FEATURE	SL	JBJECT			SALE NO. 4		ARABLE S	ALE NO. 3		COMILA	IVADEL O	ALL NO. 0
15 Bald Hill Road			11 West Morris R			72 Sunset Lane	0.00704					
Address South Kent,	CT 06785		Washington, CT	06794		Washington, CT	06/94		_		_	
Proximity to Subject			7 92 miles E			5.61 miles SE		225.000			5	
Sale Price	\$			\$	450,000		\$	325,000				
Sale Price/Gross Liv. Area	\$	sq. ft.		sq. ft,			7 sq. ft.		\$		sq. ft.	
Data Source(s)			TData,MLS			TData_MLS						
Verification Source(s)			V244, P693 - DO		1	V244, P391 - D		1				r
VALUE ADJUSTMENTS	DESC	RIPTION	DESCRIP	TION	+(-)\$ Adjustment	DESCRI	PTION	+(-)\$ Adjustment		DESCRIPT	IION	+(-)\$ Adjustment
Sale or Financing			ArmLth			ArmLth						
Concessions			Conv			Conv						
Date of Sale/Time			08/26/2019			07/24/2019			-			
Location	Avg/Good		Good		-45,000	Avg/Good						
Leasehold/Fee Simple	Fee Simple		Fee Simple			Fee Simple						
Site	2.5 Acres		9.2 Acres		-50,000	1.04 Acres		+11,000				
View	LtWds,Seas	Wtr	LtWds, Pastoral			LtWds, Pastoral						
Design (Style)	S/L Cntmp		Ranch			Ranch						
Quality of Construction	Avg/Good		Avg/Good			Avg/Good						
Actual Age	YB 1969/Re	nov	YB 1953/Renov			YB 1962/Renov	/					
Condition	Good		Good			Good						
Above Grade	Total Bd	rms, Baths	Total Bdrms	Baths		Total Bdrms	Baths		Total	Bdrms.	Baths	
Room Count	5	3 2F	6 3	2F		6 3	1F	+6,000				
Gross Living Area	1,660	g sq. ft.	1,639	sq. ft	+1,000	1,364	sg. ft.	+12,000			sq. ft.	
Basement & Finished	Partial		Full			Full						
Rooms Below Grade	300sf Finish	ed	Unfinished		+9,000	Unfinished		+9,000				
Functional Utility	Avg for Mar		Avg for Market			Avg for Market						
Heating/Cooling	Gas/CAC		Oil/No CAC		+2,000	Oil/No CAC		+2,000				
Energy Efficient Items	None Know	n	None Known			None Known						
Garage/Carport	2C Garage		1C Garage		+5,000	None		+10,000				
Porch/Patio/Deck	Decks		Porches		lu _	Porch,Patio						
Fireplaces	l Fpl		1 Fpl			l Fpl						
Extras Outbldngs	None		Sm Barn		-3,000	Shed-no value						
	1.07007											
Net Adjustment (Total)			+	х -	\$ -81,000	X +		\$ 50,000		+		\$
Adjusted Sale Price			Net Adj.	18.00 %	6	Net Adj.	15,38 %		Net A	dj.	%	
Adjusted Sale Price of Comparables						Net Adj. Gross Adj.		\$ 375,000	L		% %	\$
Adjusted Sale Price of Comparables					6 \$ 369,000		15.38 %	\$ 375,000	L	Adj.		
of Comparables		03/25/2019	Gross Adj.		6 \$ 369,000	Gross Adj.	15.38 %	\$ 375,000	Gross	Adj.	%	
of Comparables ITEM Date of Prior Sale/Transfer		03/25/2019	Gross Adj.		6 \$ 369,000	Gross Adj.	15.38 %	\$ 375,000	Gross	Adj.	%	
of Comparables		94,900	Gross Adj. 2	25.56 %	6 \$ 369,000	Gross Adj. SALE #4	15.38 % COMP	\$ 375,000	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer	e(s)	94,900 Kent land reco	Gross Adj. 2	25 56 %	6 \$ 369,000 COMPARABLE	Gross Adj. SALE #4	15.38 % COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		94,900 Kent land reco	Gross Adj. 2	25 56 %	COMPARABLE  Washington land records	Gross Adj. SALE #4	COMP	\$ 375,000 ARABLE SALE	Gross	Adj.	%	

			ADDIT	IONAL COMMENT	S		20011201
Intended U	Jser	Guion, Stevens & Rybak, LLP^					
Property .	Address	15 Bald Hill Road					
City S	outh Kent	County	Litchfield	State	CT	Zip Code	06785
Client		Ave. A.C. A. J.D. A. J. L.					

### SCOPE OF APPRAISAL

The Client AND Intended User is defined as the Law office of Guion, Stevens & Rybak, LLP. Attorney Michael Rybak, Jr. is our point of contact in this matter. ^Other intended users would be the independent property owner(s), CT Siting Council. It is feasible the appraisal may be utilized in judicial matters in the Courts of the State of Connecticut and/or The United States.

The intended use of the appraisal is to assist with the impact study related to the proposed cell tower located in close proximity of the subject.

#### NO OTHER INTENDED USE NOR USERS ARE STIPULATED.

SINCE MARCH 11, 2020, THE DATE THE WORLD HEALTH ORGANIZATION IDENTIFIED COVID-19 A PANDEMIC, THE UNITED STATES OF AMERICA HAS BEEN REACTING TO THE THREAT OF THIS WORLDWIDE VIRUS.

THE APPRAISER IS UNAWARE WHETHER ANYONE ON PREMISES OR VISITING THE SUBJECT PROPERTY IS INFECTED WITH THE COVID-19 VIRUS OR HAS COME IN CONTACT WITH ANYONE INFECTED WITH THE COVID-19 VIRUS. NO TESTS WERE CONDUCTED TO DETERMINE THE PRESENCE OF THE COVID-19 VIRUS IN THE SUBJECT. THE READER MAY REQUEST TESTING, BY TRAINED PROFESSIONAL, FOR THE PRESENCE OF THE COVID-19 VIRUS.

AT THIS TIME IT IS TOO EARLY TO DETERMINE IF ANY EFFECT ON MARKETABILITY CAN BE DISCERNED IN DIRECT OR INDIRECT RELATION TO THE COVID-19 PANDEMIC.

The appraisal is made subject to the hypothetical conditions and extraordinary assumptions listed within the report. A hypothetical condition pertains to the completion of the ongoing work at the dwelling being finished in a professional workmanlike manner, in a timely manner, such that full occupancy, use and enjoyment of the residence would be readily accommodated. An extraordinary assumption relates to the "as is" findings as of April 15, 2020 in that the immediate neighborhood consists of improved single family residences and unimproved lightly wooded parcels of land only. While the adjacent abutting parcel to the north of the subject is the subject of a proposed cell tower installation, no such decision has been rendered on the matter. The extraordinary assumption relies on the abutting parcel remaining as an undeveloped unit with prospective residential use only.

Access to the land records was limited to online services and phone conversations with municipal personnel. The Appraiser is not learned about construction nor building inspection. Mechanical and utility systems, plumbing, heating, appliances were not tested for this assignment. Building official notes and inspection records were not pursued. Appraisal is made subject to obtaining a certificate of occupancy and fulfillment of all finishing items to render the home wholly livable.

Both Appraisers, Dawn E. Wicks, and R. Bruce Hunter, made a complete walk through and about this residence [no surfaces were touched, no furnishings nor equipment moved; visualization was limited to open and obvious physical elements only] as of the effective date of appraisal.

## **NEIGHBORHOOD BOUNDARIES**

Market extends throughout Kent to neighboring and competing towns of northwestern CT/Litchfield County. Typically, Cornwall, Sharon, Washington and Warren are the foremost CT towns in this region which are reviewed for the market analysis in this market segment. For weekend/second-home buyers, the expanded market would include any similar community within a reasonable drive from the greater New York metropolitan area. The search for reasonable and representative comparable active, pending and sold properties has been undertaken with an emphasis on locational influences such as setting, historic village centers with services & conveniences, proximity to seasonal recreation (lakes, ski areas, hiking trails, etc.), theater/arts, tourist attractions & restaurants. Attempts have been made to develop sales with a similar setting and character. Due to the scarcity of truly similar annual sales, the data search was drawn back in time to early 2019.

### NEIGHBORHOOD DESCRIPTION

The small-town character and scenic environment draw tourists seeking respite year-round. The market segment would find property in neighboring towns similarly enticing. Most of these towns enjoy a historic village center offering municipal offices, cafes, library and conveniences. Regional public high schools, and multiple private schools service much of the community. Passive recreation opportunities abound with the proximity of the Housatonic River, lakes, and access to Land Trusts and various other nature preserves in the general neighborhood of these towns. The variety of price points within the immediate region is common to Litchfield County neighborhoods, based on land area, design and character of each individual property. No adverse locational influences were noted [see comments regarding proposed cell tower adjacent to the subject].

## MARKET CONDITIONS

A REVIEW OF SOLD PROPERTIES FROM SEVERAL YEARS AGO HAS BEEN MADE TO ADEQUATELY COMPLETE THIS APPRAISAL. FROM SITE VALUATION TO CONTRIBUTION OF SPECIFIC AMENITIES, ADJUSTMENT CRITERIA RELIES ON A THOROUGH INVESTIGATION OF THE MARKET AT LARGE. OFTEN, IN THIS PART OF NORTHWESTERN CT, SELLERS SWITCH REALTY OFFICES, OR AGENTS HOLD THE LISTINGS PRIVATELY IN-HOUSE BEFORE THE PROPERTY GOES ON THE "OPEN" MARKET THROUGH MLS. THEREFORE, THE SPECIFIC LISTING HISTORY FOR EACH PROPERTY MAY BE MISREPRESENTED, ESPECIALLY WITH REGARD TO DAYS ON MARKET AND PRICE RATIOS. MARKET CONDITIONS SUFFERED SINCE MID 2008, ALTHOUGH THE LOSSES SOFTENED DURING 2011. NO MEASURED VALUE DECLINES SINCE 2012; NO TIME ADJUSTMENTS UTILIZED IN THIS APPRAISAL. GIVEN THE SUBJECT'S OVERALL APPEAL, AN ELONGATED MARKET TIME WOULD NOT BE REASONABLY ANTICIPATED, UNLESS UNREALISTICALLY PRICED FOR MARKET CONDITIONS. LITCHFIELD COUNTY PROPERTIES OFTEN EXPERIENCE SEASONAL EFFECTS ON REQUIRED EXPOSURE TIME. MOST HOMES ARE SOUGHT AND CONTRACTED DURING THE MONTHS FROM APRIL-OCTOBER.

Fitzpatrick #220125

						20041501	
ADDITIONAL COMMENTS Page 2							
Intended User	Guion, Stevens & Rybak, LLP^						
Property Address	15 Bald Hill Road						
City South Kent	County	Litchfield	State	CT	Zip Code	06785	
Client	Attorney Michael Rybak, Jr.	- 1000100000000000000000000000000000000					

# ADVERSE SITE CONDITIONS AND/OR EXTERNAL FACTORS

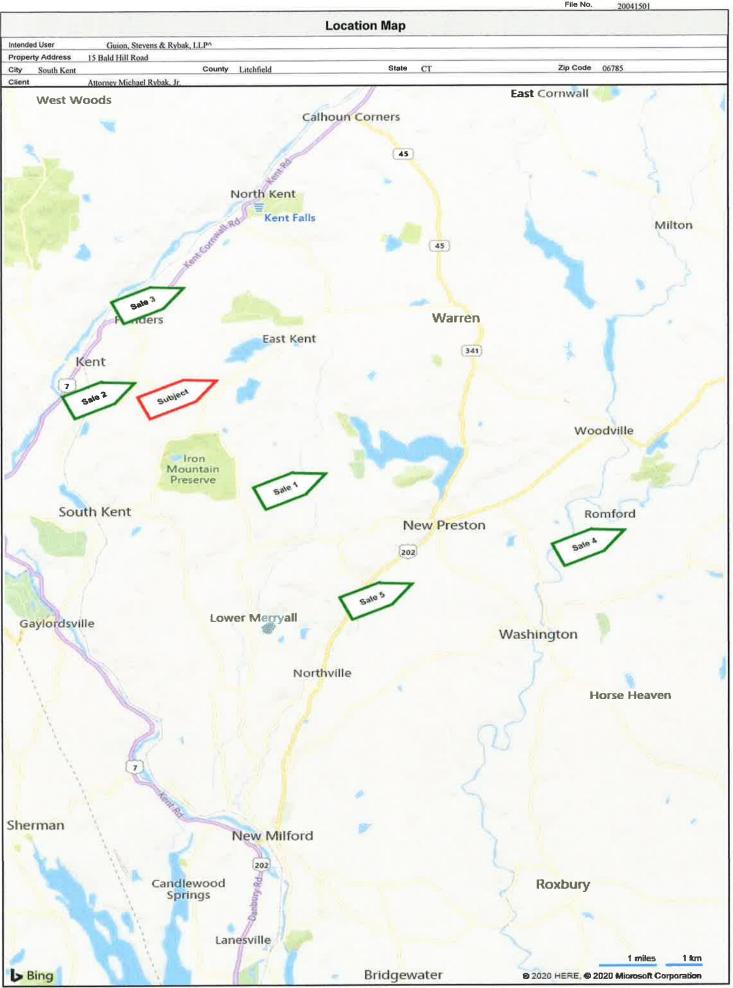
Private well & septic systems are typical for the area and have no impact on value or marketability. Condition of the private utilities is not known; assumed in adequate working order such that continued use and enjoyment of the residence is reasonably anticipated. All of the sales included in this appraisal are serviced by private well and septic systems.

EACH OF THE HOMES INCLUDED IN THIS APPRAISAL ENJOYS SOME NATURAL VIEW/ENVIRONS; NO VIEW ADJUSTMENTS NEEDED BETWEEN THE SALES AND THE SUBJECT UNDER THE EXTRAORDINARY ASSUMPTION DEFINED ABOVE.

# SALES COMPARISON APPROACH

GIVEN UPDATES AND REMODELING, THE SALES ARE EACH CONSIDERED TO REFLECT COMPARABLE EFFECTIVE AGES, WITH SPECIFIC ADJUSTMENTS NEEDED BASED ON VIRTUAL TOURS/REALTY PHOTOS AND/OR PRIMARY DATA. PROXIMITIES OF THE SALES TO THE SUBJECT ARE COMMON, GIVEN THE LIMITED ANNUAL SALES AND SPREAD OUT NATURE OF DEVELOPMENT. THE QUALITY OF THE DATA IS DEEMED RELIABLE AND PERTINENT FACTORS HAVE BEEN BRACKETED WITH THE FIVE SALES.

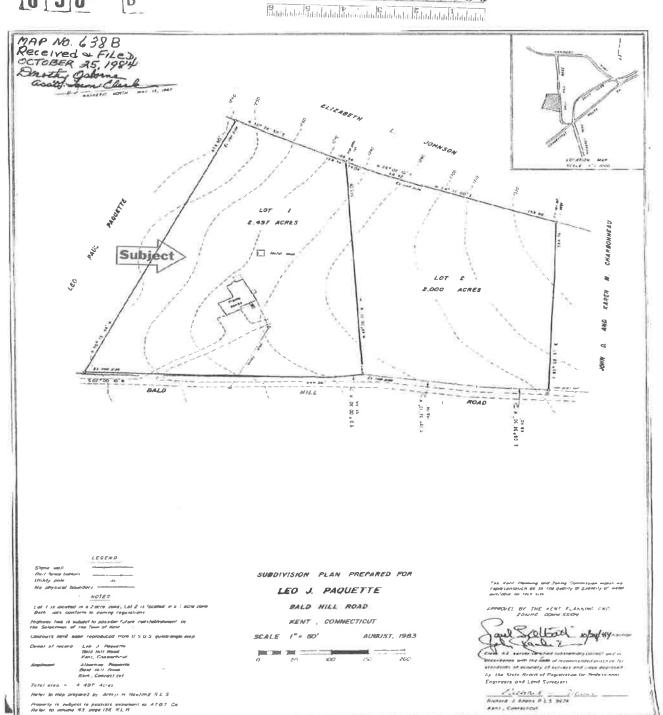
Fitzpatrick #220125 File No. 2004

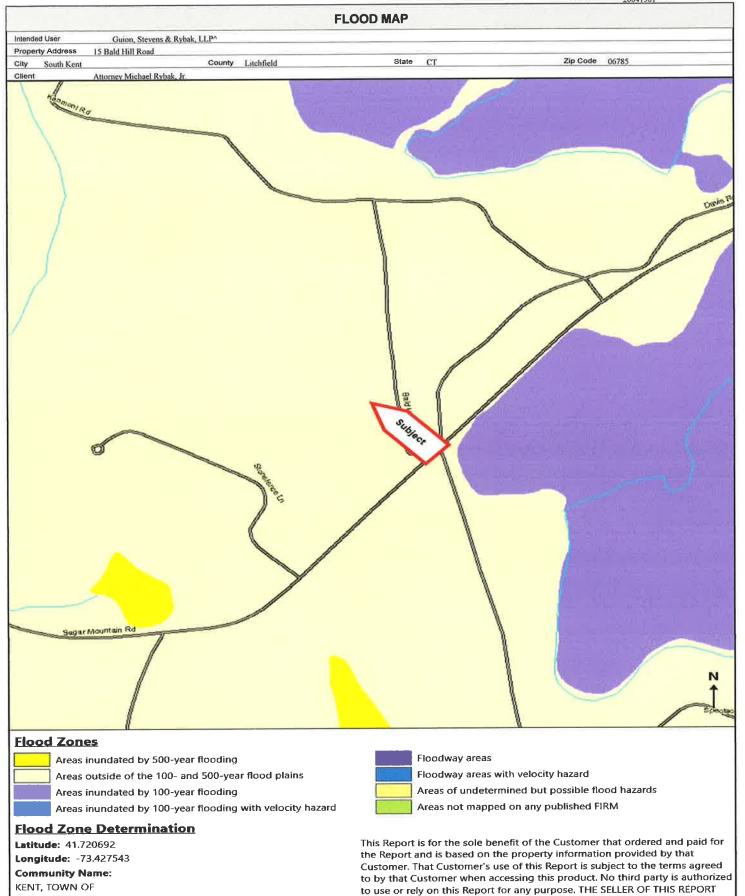


			SITE PLAN				
Intended User	Guion, Stevens & Rybak, LLP^						
Property Address	15 Bald Hill Road						
City South Kent	County	Litchfield	State	CT	Zip Code	06785	
Client	Attorney Michael Rybak, Jr.	- 1000000000000000000000000000000000000					

6 3 8 B

Section of the control of the contro





DAWN E. WICKS APPRAISALS, LLC

Map #: 0901860008B

Census Tract: 2661

Panel Date: 03/04/1980

MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS

liability to any third party for any use or misuse of this Report.

REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS

FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any

Community: 090186

Zone: C

Panel: 0008B

FIPS Code: 09005

SFHA (Flood Zone): No

Within 250 ft. of multiple flood zones: No

Fitzpatrick #220125 File No. 2004

> BK 187 PG 1072 WARRANTY DEED

After Recording, Return To: MORTGAGE CONNECT, LP 260 AIRSIDE DRIVE MOON TOWNSHIP, PA 15108 File No. 920982

# PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 0000800000

# SPECIAL/LIMITED WARRANTY DEED

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, hereinafter grantor, whose tax-mailing address is 15480 Laguna Canyon Rd, Suite 100, Irvine, CA 92618, for \$94,900.00 (Ninety Four Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to PETER FITZPATRICK, hereinafter grantee, whose tax mailing address is 13 SMOKE RIDGE DRIVE, SHERMAN CT, 06784, the following real property:

#### SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: Official Records Book 185, Page 644 recorded on 11/08/2017

The grantor warrants against all lawful claims of persons claiming by, through or under the grantor and against no others.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Fitzpatrick #220125 File No. 20041501

					The state of the s	
Intended User	Guion, Stevens & Rybak, LLP^					
Property Address	15 Bald Hill Road					
City South Kent	County	Litchfield	State	cr	Zip Code	06785
Client	Attorney Michael Rybak, Jr.					

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Fitzpatrick #220125

				File No.	20041501
unicon en a sa	Teaching to the American Administration of the American		1.74/		
Property Address	Guion, Stevens & Rybak, LLP^  15 Bald Hill Road				
City South Kent	County	Litchfield	State CT	Zip Code	06785
Client	Attorney Michael Rybak, Jr.	772.1100			
			March 5, 2019:		
	Executed by the undersign	ed on	March 5, 2019:		
				8	
	Wilmington Savings Fun	d Society,	FSB, d/b/a Christiana Trust, not individua	lly but as	
			uisition Trust, By Rushmore Loan Man		
	Services, LLC as Attorne	ey in Fact			
	0 11.1				
	By:				
	Susan Christy				
	Its: Assistant Vice President				
	76004/857	6 p3	024		
	17	/	9		
	Signed in our presence:				
	signed in our presence:	:25			
	Man V ISV	200	9-10. Mai		
	Jenay TO 110	my	*huz kilm		
	(Witness Signature)	= 1	(Witness Signature)		
	Print Name: Gena K. Hr	0	Print Name:		
	Print Name: Gena K. Ho	HOWEII	Ashley Glanton		
			-		
	STATE OF   espas	1 . 0			
	COUNTY OF Dall The foregoing instrument	avo	owledged before me on March	5, 2019	0 by
	Susan Christy	ils	AVP OF AIF on behalf of Will		*
	Fund Society, FSB, d/b/		na Trust, not individually but as trust		-
			shmore Loan Management Services, LLC		
	Fact who is personally kno			as identifica	tion,
	and voluntary act for the p		erson has acknowledged that his her signature	was mener	rjree
	KYRA C	The Real Property lies and the least lies and the lies and the least lies and the lies and the least lies and the lies and t		*	
	Novary Public.	State of Texas	prossado	5	
	Comm. Expire	9 08-20-204	Notary Public	)	
	THE PARTY OF THE P		و ا		
	This instrument prepared b	7	PA, Attorneys At Law, 3805 Edwards Road	Suite 550	
			05 Fax: (866) 611-0170 and Michelle D. Kil		
			rtford, CT 06107; CT Bar Number: 419721		

# EXHIBIT A (LEGAL DESCRIPTION)

ALL THAT PARCEL OF LAND IN CITY OF KENT, LITCHFIELD COUNDY, STATE OF CONNECTICUT, AS MORE FULLY DESCRIBED IN DEED VOLUME 81, PAGE 72, ID# 00008000, BEING KNOWN AND DESIGNATED AS:

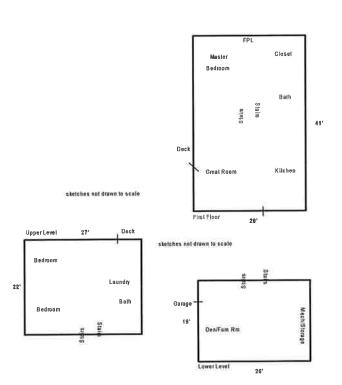
A CERTAUN PIECE OR PARCEL OF LAND TOGETHER WITH THE IMPROVEMENT LOCATED THEREON, SITUATED IN THE TOWN OF KENT, COUNDY OF LITCHFIELD, AND STATE OF CONNECTICUT, BEING SHOWN AND DESCRIBED AS LOT#1 CONTAINING 2,497 ACRES ON A CERTAIN MAP ENTITLED, "SUBDIVISION PLAN PREPARED FOR LEO J. PAQUETTE, BALD HILL ROAD KENT, CONNECTICUT SCALE 1"= 50' AUGUST, 1983", RICHARD J. ADAMS, RLS 9674, KENT, CONNECTICUT, CLASS A-2 SURVEY, WHICH MAP IS ON FILE WITH THE KENT TOWN CLERK.

PROPERTY ADDRESS 15 BALD HILL RD, SOUTH KENT CT, 06785

CONVEYANCE TAXES PAID State \$711.75 Local \$237.25 Received for Record at Kent, CT On 03/25/2019 11:45:57 AM

Fitzpatrick #220125
File No. 20041501

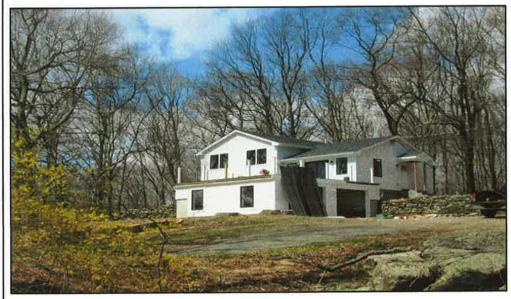
SKETCH ADDENDUM							
Intended User	Guion, Stevens & Rybak, LLP^						
Property Address	15 Bald Hill Road						
City South Kent	County	Litchfield	State	CT	Zip Code	06785	
Client	Attorney Michael Rybak, Jr.						



594.0 1,066.0 1,660.0 494.0	98.0 134.0 232.0 90.0	Second Floor 27.0 x 22.0 = 594.0 Tetal = 594.0 First Floor 26.0 x 41.0 = 1,066.0 Total = 1,066.0 Lower Level 26.0 x 19.0 = 494.0 Total = 494.0	
		Lower Level 26.0 x 19.0 = 494.0	
		1	

Fitzpatrick #220125 File No. 20041501

#### 



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

# PHOTOGRAPH ADDENDUM Intended User Guion, Stevens & Rybak, LLP^

Property Address 15 Bald Hill Road

City South Kent County Litchfield State CT Zip Code 06785

Client Attorney Michael Rybak, Jr.



# **COMPARABLE #1**

13 Tamshell Drive Kent, CT 06757

 Price
 \$300,000

 Price/SF
 233,28

 Date
 07/03/2019

 Age
 YB 1979/Updated

 Room Count
 6-3-2F

 Living Area
 1,286

Value Indication \$360,500



### **COMPARABLE #2**

123 Segar Mountain Road Kent, CT 06757

 Price
 \$385,000

 Price/SF
 155,43

 Date
 02/11/2020

 Age
 YB 1976/Updated

 Room Count
 6-2-2F1H

 Living Area
 2,477

Value Indication \$361,500



# **COMPARABLE #3**

41 Botsford Road Kent, CT 06757

 Price
 \$355,000

 Price/SF
 217.79

 Date
 01/14/2020

 Age
 YB 1932/Updated

 Room Count
 6-3-2F

 Living Area
 1,630

Value Indication \$370,500

Zip Code 06785

State CT

Client Attorney Michael Rybak, Jr.



County Litchfield

# **COMPARABLE #4**

11 West Morris Road Washington, CT 06794

 Price
 \$450,000

 Price/SF
 274,56

 Date
 08/26/2019

 Age
 YB 1953/Renov

 Room Count
 6-3-2F

 Living Area
 1,639

Value Indication \$369,000



### **COMPARABLE #5**

72 Sunset Lane Washington, CT 06794

 Price
 \$325,000

 Price/SF
 238.27

 Date
 07/24/2019

 Age
 YB 1962/Renov

 Room Count
 6-3-1F

 Living Area
 1,364

Value Indication \$375,000

### **COMPARABLE #6**

Price
Price/SF

Date Age

Room Count Living Area

lue Indication \$

Value Indication





Kitchen







Master Bedroom

Master Bath





View to North

Water View

# **USPAP** Compliance Addendum

File No. 20041501

Borrower/Client Guion, Stevens & Rybak, LLP^ Property Address 15 Bald Hill Road Zip Code 06785 County Litchfield State CT City South Kent Lender/Client Attorney Michael Rybak, Jr. APPRAISAL AND REPORT IDENTIFICATION This Appraisal Report is one of the following types: This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a). X **Appraisal Report** This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The Restricted Appraisal Report intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile. **ADDITIONAL CERTIFICATIONS** certify that, to the best of my knowledge and belief . The statements of fact contained in this report are true and correct. The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses. opinions, and conclusions. I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved. - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment. - My engagement in this assignment was not contingent upon developing or reporting predetermined results. " My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. \* My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations. **PRIOR SERVICES** X I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment. HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below. PROPERTY INSPECTION I have NOT made a personal inspection of the property that is the subject of this report, I HAVE made a personal inspection of the property that is the subject of this report. APPRAISAL ASSISTANCE Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report. Affirmed ADDITIONAL COMMENTS Additional USPAP related issues requiring disclosure and/or any state mandated requirements: Appraiser has not performed professional duties/appraisal services at the subject property in the past thirty six months prior to engagement of this assignment. The appraisal report was completed in compliance with the Appraiser Independence Requirements (AIR) and the USPAP standards. The appraiser is solely responsible for preparing the appraisal report. At no time did any employee, director, officer, or any third party influence or attempt to influence the development, reporting, result, nor review of the appraisal. I am currently licensed or certified in the State of CT, the state in which the subject is located, and there have been no sanctions against me for any reason which would impair or impede my ability to perform appraisals. MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY day(s) utilizing market conditions pertinent to the appraisal assignment. X A reasonable marketing time for the subject property is 90-120 X A reasonable exposure time for the subject property is 90-120 day(s). SUPERVISORY APPRAISER (ONLY IF REQUIRED APPRAISER Dann Elvicus Signature Signature Name Dawn E. Wicks Bruce Funter, MAI Name Date of Signature Date of Signature 04/22/2020 04/22/2020 State Cert RCG0000297 State Certification # RCR0000800 or State icense # or State License # State CT State CT Expiration Date of Certification or License 04/30/2020 Expiration Date of Certification or License 04/30/2020 Supervisory Appraiser Inspection of Subject Property:

04/15/2020

X Interior and Exterior

Did Not

Exterior-only from Street

# Dawn E. Wicks Appraisals, LLC

123 Brynmoor Court Goshen, CT 06756 Office: 860.491.9200 Email: wilkesau@optonline.net

### REAL TIME STATUS:

Certified Residential Appraiser, State of Connecticut

Actively engaged in full time residential real estate appraisal practice. Independent contractor, managing and servicing client accounts, consulting, and processing residential appraisal orders from cottages to castles. Approved Appraiser with State of Connecticut, Department of Transportation.

PROFESSIONAL EXPERIENCE:

1991 to Present: Full time realty appraisal practice from my home office, covering northwestern Connecticut. Primary clients include lending institutions, attorneys, realty agents, and Litchfield Superior Court. Long-standing affiliations as a sub-contractor with multiple Connecticut based appraisal firms. Testimony in the Superior Courts of Connecticut.

1986 to 1991: Fee Appraiser/Administrative Staffer with Petrini, Kleis and Associates, Inc. of Danbury, CT. Responsible for monitoring the appraisal process - data review, recruitment, servicing, office administration and staff supervision.

BBA, WCSU, Danbury, Connecticut, 1986 - concentration in Human Resource Management Completed requisite coursework and testing for State of Connecticut Certification Seminars, workshops, and continuing education, including:

USPAP

Narrative Report Writing

The Appraiser as an Expert Court Witness

The Foreclosure Process

Real Estate Law

Appraisal Law and Standards

The New Construction Niche

Owning, Selling and Appraising Older Homes

Appraising Unique, Expensive, and Trophy Homes

I subscribe to local Multiple Listing Service & conduct municipal records review for each assignment.

#### PERSONAL:

Co-Chairperson, Goshen Business Circle, Member since 2016, Team-leader 2018

Goshen CT Housing Trust, Board of Directors since 2019

Treasurer, Northwestern Connecticut Dog Club (NCDC) since 2011

AKC SCWK Trial Secretary, NCDC, since 2018

Ongoing dog training including Canine Nosework, K9 Agility, Obedience & Rally venues, CGC.

References and Fee Structure Available Upon Request

STATE OF CONNECTICUT + DEPARTMENT OF CONSUMER PROTECTION
Be it known that

# DAWN E WICKS

has been certified by the Department of Consumer Protection as a licensed

# CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

License # RCR.0000800

Effective: 05/01/2019

Expiration: 04/30/2020

Mihlle Soyll

STATE OF CONNECTICUT 

DEPARTMENT OF CONSUMER PROTECTION
Be it known that

# R BRUCE HUNTER

has been certified by the Department of Consumer Protection as a licensed

# CERTIFIED GENERAL REAL ESTATE APPRAISER

License # RCG.0000297

Effective: 05/01/2019

Expiration: 04/30/2020

Michelle Seaguil. Commissioner

# QUALIFICATIONS OF THE APPRAISER

# R. BRUCE HUNTER, MAI

# **Professional Affiliations**

MAI member. Appraisal Institute
Connecticut - Certified General Real Estate Appraiser - License No. 297 Expiration Date 4/30/20
CT Certified Revaluation Supervisor (all real property types) #824, Expiration Date 4/30/23
Qualified as an expert witness before the Federal Court and the courts of the State of Conn.
Past President and on Board of Directors of the Connecticut Chapter of the Appraisal Institute
Instructor for the Appraisal Institute, teaching Income Property Valuation, the National Uniform
Standards of Professional Practice (USPAP) course, and other seminars

# Education

The American College:	1005
Master of Science of Financial Services	1985
City of Firms in Consultant (ChEC)	1982
Chartered Financial Consultant (ChFC)	1979
Chartered Life Underwriter (CLU)	1777
Colgate University: B.A. Economics and Social Relations	1976
Colgate University: B.A. Economics and Booldi Relations	

# Appraisal Institute

The Appraisal Institute is the result of the January 1, 1991, unification of the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers. Completed courses that were formerly offered by AIREA and the Society are recognized by the Appraisal Institute.

Successfully completed the following courses:

- Real Estate Appraisal Principles (1A-1)

   Basic Valuation Procedures (1A-2)
- Residential Valuation (8-2) Case Studies in Real Estate Valuation (2-1)
- Standards of Professional Practice (SPPA & SPPB)
   And numerous other seminars
- Valuation Analysis and Report Writing (2-2)
- Capitalization Theory and Techniques (1B-1 & 1B-2)

### Work Experience

March 1984 to Present	Real Estate Appraiser and Principal of Hunter Associates, LLC. Complete narrative appraisal reports of income-producing properties, including commercial, office, and industrial buildings as well as valuation of special-purpose and residential properties. Also, complete narrative reports concerning marketability and feasibility studies; highest and best use studies; and acquisition, condemnation, estate, easement, and foreclosure valuations. Other services rendered include counseling, assessment appeals, neighborhood impact studies, appraisal review, and leasehold analyses. Formerly with Edward F. Heberger & Associates, Inc. (through August, 1995)
11/82 - 3/84	Customer Service Analyst, Marketing Department, CIGNA Corp.  Conducted marketing research and enhanced system for Field Office and Senior Management, with recommendations for product development, marketing, and sales.
3/76 - 10/82	Agent, Hartford Branch Office, CIGNA Corp. Comprehensive financial planning for closely held businesses and professional clients applying advanced estate planning, business planning, and income tax planning techniques.

HUNTER ASSOCIATES, LLC

Hunter Associates, LLC
Real Estate Appraisers and Consultants
772 FARMINGTON AVENUE
FARMINGTON, CONNECTICUT 06032
Phone: (860) 677-9646
email: bruceh@hunterllc.com

# List of Property Types Appraised by R. Bruce Hunter, MAI:

- "As Is As Complete" Analyses
- Affordable Housing Developments
- Age Restricted Housing
- Agricultural Properties
- · Apartments / Multi-family housing
- Auto Salvage Yards
- · Automobile Dealerships
- Banks
- Banquet Facilities
- Bed & Breakfast Properties
- · Bus Stations
- Car Wash Facilities
- Churches / Worship Facilities
- Closed Corporate HQ
- Cold Storage Facilities
- Commercial/Retail Properties
- Community Shopping Centers
- Condominium Developments
- Conservation Gift Valuations
- · Convenience Stores
- Conversion of Apartments and Industrial
- Buildings to Condominium Ownership
- Country Estate-Type Properties
- Country Inns
- Courthouse Properties
- Dams & Reservoir Bottoms
- Day Care Centers
- Development Rights
- Dockominiums/Marinas
- Easement Valuations
- Elderly Apartments/Condominiums
- Fair Grounds
- Farm Land
- Fast Food Restaurants
- Flood Plain and Pond Bottom Properties
- Fraternal Halls / Clubs
- · Gasoline Stations
- Golf Driving Ranges

Horse Barns / Stables

- Greenhouses
- Historic Properties
- Hospitals

- Industrial Mills
- Industrial Properties
- · Land Leases
- Landfills
- Large Acreage Parcels
- Leasehold Estates
- · Lumber Yards
- Marinas / Boat Yards
- · Medical, Industrial, Office Condos
- Mini Storage Facilities
- Mobile Home Parks
- Motel / Hotels
- Municipal Properties
- Neighborhood Impact Studies
- Nursery Farms
- Office Properties
- Polo Grounds
- Railroad right-of-ways
- Private and Public School Facilities
- Prospective Valuations
- Reservoirs
- Residential Subdivisions
- Restaurants
- Retrospective Valuations
- Riparian Land / Rights
- Rooming Houses
- Sand and Gravel Pits / Rock Quarries
- Senior Housing Developments
- Special Purpose Properties
- Sports and Health Clubs
- Tank Farms
- · Theaters
- Truck Stops
- Truck Terminals
- Veterinarian Clinics
- Waterfront Properties
- Wetlands
- YMCA Buildings
- One Property appraised included: 47 parcels 1,400 acres; 2 Commercial Buildings; 1 Industrial Building

HUNTER ASSOCIATES, LLC



# **APPRAISAL REPORT**

OF THE REAL PROPERTY LOCATED AT

22 Bald Hill Road South Kent, CT 06785

for

Attorney Michael Rybak, Jr. c/o Guion, Stevens & Rybak LLP PO Box 338 Litchfield, CT 06759

as of

04/15/2020

by

Dawn E. Wicks and R. Bruce Hunter, MAI

	The purpose of this summary appraisal re-	eport is to provide the client with an accura	ite, and adequately supported, opi	nion of the market vali	ie of the subject property.
	Property Address 22 Bald Hill Road		City South Kent	State CT	Zip Code 06785
	Owner Dipentima, Alexandra	Intended User Gui	on, Stevens & Rybak, LLP^	County Litchfield	
	Legal Description Kent rec v111, p334, rec 12/1	TOTAL TOTAL			
s	Assessor's Parcel # 10/23/3, Vision ID: 1038, Ac		Tax Year 2018	R. E. Taxes \$5,162	.41
U	Neighborhood Name Segar Mtn/Bald Hill/Sc		Map Reference Survey	Census T	S. Karasan asaan
В		acant Special Assessments \$n/a	PUD	HOA \$n/a	per year per month
J	Property Rights Appraised X Fee Simple				
E		or lack thereof, caused by cell tower proximity. See na			
T			n, Stevens & Rybak LLP, PO Box 338 L	tchfield, CT 06759	
		sale or has it been offered for sale in the to			Yes X No
1	Report data source(s) used, offering price(s		mining to the encoding		Marie London MATAIL
	repair data seatestaj daed, oliento pricet				
-	I did did not analyze the contr	ract for sale for the subject purchase transaction	on. Explain the results of the analy	sis of the contract for sa	ale or why the analysis was not
С	performed.	January			
0	# 100 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1				
N	Contract Price \$ Date of Contract	t Is the property seller the o	owner of public record? Yes	No Data Source	(s)
R		rges, sale concessions, gift or downpayment			
Α	If Yes, report the total dollar amount and d				-
C		on none to be paid			
T					
	Note: Race and the racial composit	ion of the neighborhood are not app	raisal factors.		
	Neighborhood Characteristics		using Trends	One-Unit Housing	Percent Land Use %
N	Location Urban X Suburban	Rural Property Values Increasing	X Stable Declining	PRICE AGE	
E	Built-Up	Under 25% Demand/Supply Shortage	X In Balance Over Supply	\$(000) (yrs)	
G	Growth Rapid X Stable	Slow Marketing Time Under 3 mths	The same of the sa	165 Low	5 Multi-Family %
н		W MILFORD, WEST OF WARREN, SOUT		3,500 High	250 Commercial 1.0 %
В	& EAST OF RTE 7 *** See Additional Cor			450 Pred.	45 Other 58.0 %
0		ISE IS VACANT. Location at the end of the			
R	neighborhood off	chools, commute routes, services and employ	ment centers toward Litchfield or	Hartford for full-time	residents
0	Alternative this past of Linkfield Comment	s attractive to second-home buyers drawn fro	m the New York metropolitan are	a *** See Additional	Comments ***
0		s attractive to second-nome buyers drawn from the above conclusions) Interest rates remain			
D	within 6 months of the support of the	sales have been considered from early 2019 of	fue to limited truly similar closed	data in this market **	** See Additional
		sales have been considered from early 2019 (	sus so timined truly similar closed	THE PARTY WATER	TATALON MANAGEMENT
	Comments ***	Area 3.24 Acres	Shape Irregula	r Vie	w LtWds,LtdWtr
	Dimensions Refer to deed and survey or tax map		Residential, single family 2 acres minimi	N+1	, 1-5, 11, 362 (1.00.1.1.1)
	Specific Zoning Classification Residential			Im lescribe)	
		Legal Nonconforming (Grandfathered Use) rty as improved (or as proposed per plans and sp			scribe
			Companding the present user   X   1	NO II NO GES	
	Highest and best use is as is, with consideration of nei	ighborhood trends, and municipal regulations.  Public Other (	describe) Off-it-	ImprovementsTy	pe Public Private
		-upile Other (		· · · · · · · · · · · · · · · · · · ·	
S	Utilities Public Other (describe)	Water w	all times! Street	Asphale	
1	Electricity X		ell-typical Street	Asphalt None	X
	Electricity X X Propane	Sanitary Sewer X Se	ptic-typical Alley	Asphalt None	X
I T	Electricity	Sanitary Sewer X Sees X No FEMA Flood Zone C	ptic-typical Alley FEMA Map No. 0901860008B		
I T	Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by	Sanitary Sewer X Sees X No FEMA Flood Zone C  voicel for the market area? X Yes	ptic-typical Alley FEMA Map No. 0901860008B s No. If No, describe	None	X
I T	Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by  Are there any adverse site conditions or of the state of the s	Sanitary Sewer X Sees X No FEMA Flood Zone C  pical for the market area? X Yesexternal factors (easements, encroachments, e	ptic-typical Alley FEMA Map No. 0901860008B s No. If No, describe environmental conditions, land uses,	None etc.)? Yes X	FEMA Map Date 03/04/1980 No If Yes, describe
I T	Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or on the conditions of the conditions of the conditions or the conditions	Sanitary Sewer X Sees X No FEMA Flood Zone C  pical for the market area? X Yes  external factors (easements, encroachments, encroachments, encroachments)	ptic-typical Alley FEMA Map No. 0901860008B s No. If No, describe environmental conditions, land uses,	None etc.)? Yes X H OR WALK ABOUT	FEMA Map Date 03/04/1980  No If Yes, describe  SITE. Topography
I T	Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or of the conditions or of the conditions of the conditi	Sanitary Sewer X Sees X No FEMA Flood Zone C  prical for the market area? X Yes  external factors (easements, encroachments, e	ptic-typical Alley FEMA Map No. 0901860008B s No. If No, describe environmental conditions, land uses, ED AT LAND RECORDS SEARC dditional road frontage at Davis R	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7	FEMA Map Date 03/04/1980  No If Yes, describe  SITE. Topography  30A, Lot 3 in the
I T	Electricity X  Gas  X  Propane  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements by Are there any adverse site conditions or of the Area of the Are	Sanitary Sewer X Sees X No FEMA Flood Zone C  prical for the market area? X Yes  external factors (easements, encroachments, e  ENVIRONMENTAL CONDITIONS NOTE  tate site utility, light woods lend privacy A  two bedroom development subject to Certifications.	ptic-typical Alley  FEMA Map No. 0901860008B  No. If No, describe environmental conditions, land uses, ED AT LAND RECORDS SEARC dditional road frontage at Davis R ficate of occupancy lists three bed	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7	FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 230A, Lot 3 in the Comments.
I T	Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or of NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddenda pages [Note 10 references limit to General Description	Sanitary Sewer X Sees X No FEMA Flood Zone C  prical for the market area? X Yes  external factors (easements, encroachments, e  ENVIRONMENTAL CONDITIONS NOTE  ate site utility, light woods lend privacy A  two bedroom development subject to Certifications	ptic-typical Alley  FEMA Map No. 0901860008B  No. If No, describe environmental conditions, land uses, ED AT LAND RECORDS SEARC dditional road frontage at Davis R ficate of occupancy lists three bed  Exterior Description	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms] *See Attached	FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 730A, Lot 3 in the Comments. or materials/condition
I T	Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or of the Area	Sanitary Sewer X Sees X No FEMA Flood Zone C  pical for the market area? X Yes  external factors (easements, encroachments, e  ENVIRONMENTAL CONDITIONS NOTE  ate site utility; light woods lend privacy A  two bedroom development subject to Certifications  Foundation  Concrete Slab Crawl Space	FEMA Map No. 09018600088  S No. If No, describe environmental conditions, land uses, ED AT LAND RECORDS SEARCE diditional road frontage at Davis R ficate of occupancy lists three bed Exterior Description mi Foundation Walls Concrete/Avg	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms] *See Attached teriels/condition Interi	FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 130A, Lot 3 in the Comments. or materials/condition s Wood,Tile/Avg
I T	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or of NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddends pages [Note 10 references limit to General Description  Units X One One with Accessory Unit # of Stories 1.5	Sanitary Sewer	Pric-typical Alley FEMA Map No. 09018600088  No. If No, describe Environmental conditions, land uses, ED AT LAND RECORDS SEARCE Editional road frontage at Davis R ficate of occupancy lists three bed Exterior Description mi Foundation Walls Concrete/Avg Exterior Walls Wood/Avg	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms 1 *See Attached teriels/condition Interi	FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 130A, Lot 3 in the Comments. or materials/condition s Wood,Tile/Avg
I T	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilifies and off-site improvements by Are there any adverse site conditions or of NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddends pages [Note 10 references limit to General Description  Units X One One with Accessory Unit # of Stories  1.5  Type X Det. Att. S-Det/End Unit	Sanitary Sewer	Pric-typical Alley FEMA Map No. 09018600088  No. If No, describe Environmental conditions, land uses, ED AT LAND RECORDS SEARCE Editional road frontage at Davis R ficate of occupancy lists three bed Exterior Description mi Foundation Walls Concrete/Avg Exterior Walls Wood/Avg	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms 1 *See Attached terials/condition Interials Floor Walls Trim/	FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 130A, Lot 3 in the Comments. or materials/condition s Wood,Tile/Avg s Shirck,Wd/Avg
I T	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or of NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddends pages [Note 10 references limit to General Description  Units X One One with Accessory Unit # of Stories 1.5  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const	Sanitary Sewer	ptic-typical Alley  FEMA Map No. 0901860008B  No. If No, describe  convironmental conditions, land uses,  D AT LAND RECORDS SEARCE  dditional road frontage at Davis R  ficate of occupancy lists three bed  Exterior Description may  Foundation Walls Concrete/Avg  Exterior Walls Wood/Avg  Roof Surface Asph Shng/Avg	None  etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms1 *See Attached tetriels/condition   Interi	X  FEMA Map Date 03/04/1980  No if Yes, describe SITE. Topography 130A, Lot 3 in the Comments.  or materials/condition s Wood, Tile/Avg Shirck, Wd/Avg Finish Wd/Avg Qual
I T	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or of NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddenda pages Note 10 references limit to  General Description  Units X One One with Accessory Unit # of Stories 1.5  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Consideration	Sanitary Sewer X Sees X No FEMA Flood Zone C  Aprical for the market area? X Yes  ENVIRONMENTAL CONDITIONS NOTE  tate site utility; light woods lend privacy A  two bedroom development subject to Certification  Concrete Slab Crawl Space  X Full Basement  Basement Area 1,280 sq. ft.  Basement Finish 70 %  X Outside Entry/Exit Sump Pump	pric-typical Alley  FEMA Map No. 0901860008B  No. If No, describe  mirronmental conditions, land uses, D AT LAND RECORDS SEARC  dditional road frontage at Davis R ficate of occupancy lists three bed  Exterior Description mi  Foundation Walls Concrete/Avg  Exterior Walls Wood/Avg  Roof Surface Asph Shng/Avg  Guttera & Downspouts Alumin	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms] *See Attached terials/condition   Interi	X  FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 130A, Lot 3 in the Comments. or materials/condition s Wood,Tile/Avg Shirck,Wd/Avg Finish Wd/Avg Qual Floor Tile/Avg
I T	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yee  Are the utilities and off-site improvements by Are there any adverse site conditions or of NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddenda pages Note 10 references limit to  General Description  Units X One One with Accessory Unit # of Stories 1.5  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Consi Design (Style) Contemporary  Year Built 1994	Sanitary Sewer X Sees X No FEMA Flood Zone C  Aprical for the market area? X Yes  ENVIRONMENTAL CONDITIONS NOTE  ate site utility; light woods lend privacy A  two bedroom development subject to Certification  Concrete Slab Crawl Space  X Full Basement Partial Basement  Basement Area 1,280 sq. ft.  Basement Finish 70 %  X Outside Entry/Exit Sump Pump	pric-typical Alley  FEMA Map No. 0901860008B  No. If No, describe  environmental conditions, land uses,  DAT LAND RECORDS SEARC  diditional road frontage at Davis R ficate of occupancy lists three bed  Exterior Description mi  Foundation Walls Concrete/Avg  Exterior Walls Wood/Avg  Roof Surface Asph Shng/Avg  Gutters & Downspouts Alumin  Window Type DblHung,Fixed	None  etc.)?  Yes X  H OR WALK ABOUT oad - refer to survey #7 rooms) *See Attached teriels/condition   Interi teriels/condition   Valls Trim/ num   Bath Bath Car S	X  FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 130A, Lot 3 in the Comments. or materials/condition s Wood,Tile/Avg Shirck,Wd/Avg Finish Wd/Avg Qual Floor Tile/Avg Wainscot Tile.Fbrs//Avg
I T	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or a NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddenda pages Note 10 references limit to General Description  Units X One One with Accessory Unit # of Stories 1.5  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const Design (Style) Contemporary  Year Built 1994  Effective Age (Yrs) 15	Sanitary Sewer X Sees X No FEMA Flood Zone C  Aprical for the market area? X Yes  ENVIRONMENTAL CONDITIONS NOTE  tate site utility; light woods lend privacy A  two bedroom development subject to Certification  Concrete Slab Crawl Space  X Full Basement  Basement Area 1,280 sq. ft.  Basement Finish 70 %  X Outside Entry/Exit Sump Pump  Evidence of Infestation	FEMA Map No. 0901860008B  S No. If No, describe environmental conditions, land uses, ED AT LAND RECORDS SEARC diditional road frontage at Davis R ficate of occupancy lists three bed Exterior Description ms Foundation Walls Concrete/Avg Exterior Walls Wood/Avg Roof Surface Asph Shng/Avg Gutters & Downspouts Alumin Window Type DblHung Fixed Storm Sash/Insulated Yes Screens Yes	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms] *See Attached terials/condition Interi Eloor Walls Trimy um Bath Bath Car S	X  FEMA Map Date 03/04/1980  No If Yes, describe SITE Topography 130A, Lot 3 in the Comments or materials/condition s Wood,Tile/Avg Shirck,Wd/Avg Finish Wd/Avg Qual Floor Tile/Avg Wainscot Tile,Fbrgl/Avg Storage None
TE	Electricity X Gas X Propane  FEMA Special Flood Hazard Area Yea Are the utilities and off-site improvements by Are there any adverse site conditions or a NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddenda pages Note 10 references limit to  General Description  Units X One One with Accessory Unit # of Stories 1.5 Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const Design (Style) Contemporary Year Built 1994  Effective Age (Yrs) 15 Attic None	Sanitary Sewer X Sees X No FEMA Flood Zone C  Aprical for the market area? X Yes  ENVIRONMENTAL CONDITIONS NOTE  ate site utility; light woods lend privacy A  two bedroom development subject to Certificate Stab  Concrete Slab  Concrete Slab  Crawl Space  X Full Basement  Basement Area  1,280 sq. ft.  Basement Finish  70 %  X Outside Entry/Exit  Sump Pump  Evidence of Infestation  Dampness  Settlement	FEMA Map No. 0901860008B  S No. If No, describe environmental conditions, land uses, ED AT LAND RECORDS SEARCE diditional road frontage at Davis R ficate of occupancy lists three bed Exterior Description mit Foundation Walls Concrete/Avg Exterior Walls Wood/Avg Roof Surface Asph Shng/Avg Gutters & Downspouts Ahmir Window Type DblHung Fixed Storm Sash/Insulated Yes Screens Yes  t Amenities X M	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms	FEMA Map Date 03/04/1980  No If Yes, describe SITE. Tepography 30A, Lot 3 in the Comments.  or materials/condition s Wood,Tile/Avg s Shirck,Wd/Avg Finish Wd/Avg Qual Floor Tile/Avg Wainscot Tile,Fbrgl/Avg Storage None Driveway # of Cars 12
I T	Electricity X Gas X Propane  FEMA Special Flood Hazard Area Yea Are the utilities and off-site improvements by Are there any adverse site conditions or a NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddenda pages (Note 10 references limit to General Description  Units X One One with Accessory Unit # of Stories 1.5 Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const Design (Style) Contemporary Year Built 1994  Effective Age (Yrs) 1.5  Attic None  Drop Stair Stairs	Sanitary Sewer X Sees X No FEMA Flood Zone C  Aprical for the market area? X Yes  ENVIRONMENTAL CONDITIONS NOTE  ate site utility; light woods lend privacy. A  two bedroom development subject to Certification  Concrete Slab Crawl Space  X Full Basement Partial Basement  Basement Area 1,280 sq. ft.  t Basement Finish 70 %  X Outside Entry/Exit Sump Pump  Evidence of Infestation  Dampness Settlement  Heating FWA X HWBB Radian	FEMA Map No. 0901860008B  S No. If No, describe Environmental conditions, land uses, ED AT LAND RECORDS SEARCE diditional road frontage at Davis R ficate of occupancy lists three bed Exterior Description may Foundation Walls Concrete/Avg Exterior Walls Wood/Avg Roof Surface Asph Shng/Avg Gutters & Downspouts Ahumir Window Type DblHung Fixed Storm Sash/Insulated Yes Screens Yes t Amenities X W	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms	FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 30A, Lot 3 in the Comments. or materials/condition s Wood, Tile/Avg is Shirck, Wd/Avg Finish Wd/Avg Qual Floor Tile/Avg Wainscot Tile, Fbrgi/Avg Storage None Driveway # of Cars 12 way Surface Gravel
ITE IMP	Electricity X Gas X Propane  FEMA Special Flood Hazard Area Yea Are the utilities and off-site improvements by Are there any adverse site conditions or a NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddenda pages Note 10 references limit to  General Description  Units X One One with Accessory Unit # of Stories 1.5 Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const Design (Style) Contemporary Year Built 1994  Effective Age (Yrs) 15 Attic None	Sanitary Sewer	FEMA Map No. 0901860008B  S No. If No, describe  Invironmental conditions, land uses,  ED AT LAND RECORDS SEARCE  Idditional road frontage at Davis R  Iddition	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms] *See Attached terials/condition Interi Floor Walks Trimy Bath Bath Car s  (oodStove(s)# 1 Drive ence Stnwlls X	FEMA Map Date 03/04/1980  No If Yes, describe  SITE. Topography  30A, Lot 3 in the  Comments.  or materials/condition  s Wood,Tile/Avg  Finish Wd/Avg Qual  Floor Tile/Avg  Wainscot Tile/Fbrgl/Avg  Storage None  Driveway # of Cars 12  way Surface Gravel  Garage # of Cars  Carport # of Cars
ITE IMPR	Electricity X Gas X Propane  FEMA Special Flood Hazard Area Yea Are the utilities and off-site improvements by Are there any adverse site conditions or a NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adeque addends pages (Note 10 references limit to General Description Units X One One with Accessory Unit # of Stories 1.5 Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const Design (Style) Contemporary Year Built 1994 Effective Age (Yrs) 1.5 Attic None  Drop Stair Stairs Floor X Scuttle	Sanitary Sewer X Sees X No FEMA Flood Zone C  prical for the market area? X Yesternal factors (easements, encroachments, easements are site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend	FEMA Map No. 0901860008B  S No. If No, describe  Invironmental conditions, land uses,  ED AT LAND RECORDS SEARCE  Iditional road frontage at Davis R  Floate of occupancy lists three bed  Exterior Description mu  Exterior Walls Concrete/Avg  Exterior Walls Wood/Avg  Roof Surface Asph Shng/Avg  Gutters & Downspouts Alumin  Window Type DbIHung Fixed  Storm Sash/Insulated Yes  Screens Yes  t Amenities X W  X Fireplace(s) # 1 Fixed  Pool None X O	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms] *See Attached sterials/condition Interi Floor Walls Trimy Bath Bath Cars (codStove(s)# 1 Drive ence Striwlls Drive Cyrd	FEMA Map Date 03/04/1980  No If Yes, describe  SITE. Topography  30A, Lot 3 in the  Comments.  or materials/condition  s Wood,Tile/Avg  Finish Wd/Avg Qual  Floor Tile/Avg  Wainscot Tile/Fbrgl/Avg  Storage None  Driveway # of Cars 12  way Surface Gravel  Garage # of Cars  Carport # of Cars
ITE IMPR	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or of NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddends pages [Note 10 references limit to General Description  Units X One One with Accessory Unit # of Stories 1.5  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const Design (Style) Contemporary  Year Built 1994  Effective Age (Yrs) 1.5  Attic None  Drop Stair Stairs  Floor X Scuttle  Finished Heated	Sanitary Sewer X Sees X No FEMA Flood Zone C  prical for the market area? X Yesternal factors (easements, encroachments, easements are site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend privacy. At two bedroom development subject to Certificate site utility; light woods lend	pric-typical Alley FEMA Map No. 0901860008B  S No. If No, describe environmental conditions, land uses, D AT LAND RECORDS SEARC diditional road frontage at Davis R ficate of occupancy lists three bed Exterior Description mit Foundation Walls Concrete/Avg Exterior Walls Wood/Avg Roof Surface Asph Shng/Avg Gutters & Downspouts Alumin Window Type DblHung Fixed Storm Sash/Insulated Yes Screens Yes Amenities X M X Fireplace(s) #   Fix X Patio/Deck Wd.Con X P Pool None X O Vave Washer/Dyer Other	None  etc.)? Yes X H OR WALK ABOUT odd - refer to yet a terials/condition   Interials/condition	FEMA Map Date 03/04/1980  No If Yes, describe  SITE. Topography  30A, Lot 3 in the  Comments.  or materials/condition  s Wood,Tile/Avg  Finish Wd/Avg Qual  Floor Tile/Avg  Wainscot Tile/Fbrgl/Avg  Storage None  Driveway # of Cars 12  way Surface Gravel  Garage # of Cars  Carport # of Cars
-MPROVE	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or of NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddenda pages Note 10 references limit to General Description  Units X One One with Accessory Unit # of Stories 1.5  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const Design (Style) Contemporary  Year Built 1994  Effective Age (Yrs) 15  Attic None  Drop Stair Stairs  Floor X Scuttle  Finished Heated  Appliances Refrigerator X Range/Over Finished area above grade contains:	Sanitary Sewer	pric-typical Alley FEMA Map No. 0901860008B  S No. If No, describe environmental conditions, land uses, D AT LAND RECORDS SEARC diditional road frontage at Davis R ficate of occupancy lists three bed Exterior Description mit Foundation Walls Concrete/Avg Exterior Walls Wood/Avg Roof Surface Asph Shng/Avg Gutters & Downspouts Alumin Window Type DblHung.Fixed Storm Sash/Insulated Yes Screens Yes Amenities X W X Fireplace(s) # 1 X Patio/Deck Wd.Con X P Pool None X Covered Vasher/Dryer Other	None  etc.)? Yes X H OR WALK ABOUT or of refer to we there is a constant of the constant of th	FEMA Map Date 03/04/1980  No If Yes, describe SITE Topography 130A, Lot 3 in the Comments  Or materials/condition  s Wood, Tile/Avg Shirck, Wd/Avg Finish Wd/Avg Qual Floor Tile/Avg Wainscot Tile Fbrgl/Avg None Driveway # of Cars 12 way Surface Gravel Garage # of Cars 2 Carport # of Cars Att. Det. Built-in
ITE IMPROVE	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or of NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddenda pages Note 10 references limit to General Description  Units X One One with Accessory Unit # of Stories 1.5  Type X Det. Att S-Det/End Unit X Existing Proposed Under Const Design (Style) Contemporary  Year Built 1994  Effective Age (Yrs) 1.5  Attic None Stairs  Floor X Scuttle  Finished Heated  Appliances Refrigerator X Range/Ox  Finished area above grade contains:  Additional features (special energy efficien	Sanitary Sewer X Sees X No FEMA Flood Zone C  Aprical for the market area? X Yesternal factors (easements, encroachments, encroachments)  ENVIRONMENTAL CONDITIONS NOTE  ate site utility; light woods lend privacy A  two bedroom development subject to Certiformulation  Concrete Slab Crawl Space  X Full Basement Partial Basement  Basement Area 1,280 sq. ft.  Basement Finish 70 %  X Outside Entry/Exit Sump Pump  Evidence of Infestation  Dampness Settlement  Heating FWA X HWBB Radian  Other Fuel Oil  Cooling Central Air Conditioning  Individual Other None  Ven X Dishwasher Disposal Microw  6 Rooms 2 Bedrooms  at items, etc.) Materials & elements are consisted and consisted are consisted as a consistency of the consistency of t	pric-typical Alley FEMA Map No. 0901860008B  S No. If No, describe privironmental conditions, land uses, ED AT LAND RECORDS SEARC dditional road frontage at Davis R ficate of occupancy lists three bed Exterior Description mit Foundation Walls Concrete/Avg Exterior Walls Wood/Avg Roof Surface Asph Shng/Avg Gutters & Downspouts Alumin Window Type DblHung, Fixed Storm Sash/Insulated Yes Screens Yes t Amenities X W X Fireplace(s) # 1 X Patio/Deck Wd,Con X P Pool None X Other 2F Bath(s) 1,803 Sensistent with market standards in	None  etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms] *See Attached terials/condition   Interi    Floor   Walk   Trim/   Bath     Bath     Car s   CoodStove(s)#   Drive   Drive     Conce Standls   X   Order   Cyrd     Chescribe     Cars   Cyrd     Chescribe     Cars   Cyrd     Chescribe     Cars   Cyrd     Cars   Cyrd	FEMA Map Date 03/04/1980  No If Yes, describe SITE Topography 130A, Lot 3 in the Comments  Or materials/condition  s Wood, Tile/Avg Shirck, Wd/Avg Finish Wd/Avg Qual Floor Tile/Avg Wainscot Tile Fbrgl/Avg None Driveway # of Cars 12 way Surface Gravel Garage # of Cars 2 Carport # of Cars Att. Det. Built-in
-MPROVE	Electricity X  Gas X  Propane  FEMA Special Flood Hazard Area  Are the utilities and off-site improvements by Are there any adverse site conditions or of NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddenda pages Note 10 references limit to General Description  Units X One One with Accessory Unit # of Stories 1.5  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const Design (Style) Contemporary  Year Built 1994  Effective Age (Yrs) 1.5  Attic None Drop Stair Stairs  Floor X Scuttle  Finished Heated  Appliances Refrigerator X Range/Ox  Finished area above grade contains:  Additional features (special energy efficience ceilings and generator Roof may be nearin	Sanitary Sewer X Sees X No FEMA Flood Zone C  prical for the market area? X Yesternal factors (easements, encroachments, encroachments) of the site utility, light woods lend privacy A two bedroom development subject to Certiform Concrete Slab Crawl Space X Full Basement Partial Basement Basement Area 1,280 sq. ft. Basement Finish 70 % X Outside Entry/Exit Sump Pump Evidence of Infestation  Dampness Settlement  Heating FWA X HWBB Radian  Other Fuel Oil  Cooling Central Air Conditioning  Individual Other None  Ven X Dishwasher Disposal Microw 6 Rooms 2 Bedrooms	FEMA Map No. 0901860008B  S No. If No, describe  Invironmental conditions, land uses,  ID AT LAND RECORDS SEARCE  Idditional road frontage at Davis R  Icate of occupancy lists three bed  Exterior Description may  Foundation Walls Concrete/Avg  Exterior Walls Wood/Avg  Roof Surface Asph Shng/Avg  Gutters & Downspouts Alumin  Window Type DblHung, Fixed  Storm Sash/Insulated Yes  Screens Yes  t Amonities X W  X Fireplace(s) # 1  X Patio/Deck Wd,Con X P  Pool None X Other  2F Bath(s) 1,803 Sensistent with market standards in  ith overall "condition" assessment	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms] *See Attached terials/condition   Interi    Floor   Walk   Trim/   Bath     Bath     Car s   CoodStove(s)#   Drive   Drive     Corch Cyrd   Drive     Conce Stmwlls   X   Orch Cyrd   Drive     Conce Stmwlls   Drive     Conce Stmwlls	FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 130A, Lot 3 in the Comments or materials/condition s Wood,Tile/Avg Shirck,Wd/Avg Finish Wd/Avg Qual Floor Tile/Avg Wainscot Tile.Fbrg//Avg Storage None Driveway # of Cars 12 way Surface Gravel Garage # of Cars 2 Carport # of Cars Att. Det. Built-in ving Area Above Grade g, built-ins, vaulted
ITE IMPR	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or a NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddenda pages Note 10 references limit to General Description  Units X One One with Accessory Unit # of Stories 1.5  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const Design (Style) Contemporary  Year Built 1994  Effective Age (Yrs) 1.5  Attic None  Drop Stair Stairs  Floor X Scuttle  Finished Heated  Appliances Refrigerator X Range/Ox  Finished area above grade contains:  Additional features (special energy efficien ceilings and generator Roof may be nearin Describe the condition of the property (in	Sanitary Sewer X Sees X No FEMA Flood Zone C  Aprical for the market area? X Yesternal factors (easements, encroachments, experience of the site utility, light woods lend privacy. A two bedroom development subject to Certiform Concrete Slab Crawl Space X Full Basement Partial Basement Basement Area 1,280 sq. ft. Basement Finish 70 % X Outside Entry/Exit Sump Pump Evidence of Infestation  Dampness Settlement  Heating FWA X HW/BB Radian  Other Fuel Oil  Cooling Central Air Conditioning  Individual Other None  Ven X Dishwasher Disposal Microv  6 Rooms 2 Bedrooms  at items, etc.) Materials & elements are congressed to the considered we notuding needed repairs, deterioration, renowal	FEMA Map No. 0901860008B  S No. If No, describe environmental conditions, land uses, ED AT LAND RECORDS SEARC diditional road frontage at Davis R ficate of occupancy lists three bed Exterior Description ms Foundation Walls Concrete/Avg Exterior Walls Wood/Avg Roof Surface Asph Shng/Avg Gutters & Downspouts Alumin Window Type DblHung, Fixed Storm Sash/Insulated Yes Screens Yes t Amenities X W X Fireplace(s) #   Fix X Patio/Deck Wd,Con X P Pool None X O vave Washer/Dryer Other 2F Bath(s) 1,803 S ensistent with market standards in- ith overall "condition" assessmentations, remodeling, etc.). The subjection	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms	FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 30A, Lot 3 in the Comments.  or materials/condition s Wood,Tile/Avg s Shirck,Wd/Avg Finish Wd/Avg Qual Floor Tile/Forgl/Avg Wainscot Tile,Forgl/Avg Storage None Driveway # of Cars 12 way Surface Gravel Garage # of Cars 2 Carport # of Cars Att. Det. Built-in  ving Area Above Grade g, built-ins, vaulted
-MPROVEMEN	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements by Are there any adverse site conditions or of NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddends pages [Note 10 references limit to General Description  Units X One One with Accessory Unit # of Stories 1.5  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const Design (Style) Contemporary Year Built 1994  Effective Age (Yrs) 1.5  Attic None Drop Stair Stairs Floor X Scuttle Finished Heated Appliances Refrigerator X Range/Ov Finished area above grade contains: Additional features (special energy efficient ceilings and generator Roof may be nearing Describe the condition of the property (in and good natural light, Main floor den coult	Sanitary Sewer X Sees X No FEMA Flood Zone C  Aprical for the market area? X Yesternal factors (easements, encroachments, easements are are as a constitution of the site utility; light woods lend privacy. A two bedroom development subject to Certiform of the site utility; light woods lend privacy. A two bedroom development subject to Certiform of the site utility; light woods lend privacy. A two bedroom development subject to Certiform of the site utility; light woods lend privacy. A two bedroom development subject to Certiform of the site utility; light woods lend privacy. A two bedroom development subject to Certiform of the same of the same of the site utility; light woods lend privacy. A two bedroom development subject to Certiform of the same of t	FEMA Map No. 0901860008B  S No. If No, describe environmental conditions, land uses, ED AT LAND RECORDS SEARC diditional road frontage at Davis R ficate of occupancy lists three bed Exterior Description mi Foundation Walls Concrete/Avg Exterior Walls Wood/Avg Roof Surface Asph Shng/Avg Gutters & Downspouts Alumir Window Type DblHung, Fixed Storm Sash/Insulated Yes Screens Yes  It Amenities X W X Fireplace(s) #   Fix X Patio/Deck Wd,Con X P Pool None X O vave Washer/Dryer Other 2F Bath(s) 1,803 S sensistent with market standards in- itin overall "condition" assessmentations, remodeling, etc.). The subjection is average based on a cursory	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms] *See Attached therials/condition Interi  Walls Um Bath Bath Car S  CoodStove(s)#   Drive ence Strawlls X orch Cyrd cher Shed n/y (describe) quare Feet of Gross Lichleding indirect lighting ect is a contemporary s walk through the inter	FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 30A, Lot 3 in the Comments.  Temporary  Shirck Wd/Avg  Finish Wd/Avg  Finish Wd/Avg  Wainscot Tile/Firgl/Avg  Storage None  Driveway # of Cars 12  way Surface Gravel  Garage # of Cars 2  Carport # of Cars  Att. Det. Built-in  ving Area Above Grade g, built-ins, vaulted  tyle with an open flow  ior, no surfaces were
-MPROVEMENT	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or of the conditions of the condition of the property (in and good natural light. Main floor den could touched. No improvements are known to be	Sanitary Sewer X Sees X No FEMA Flood Zone C  prical for the market area? X Yesternal factors (easements, encroachments, easements, encroachments, encroachmen	FEMA Map No. 0901860008B  S No. If No, describe environmental conditions, land uses, ED AT LAND RECORDS SEARC diditional road frontage at Davis R ficate of occupancy lists three bed Exterior Description may Foundation Walls Concrete/Avg Exterior Walls Wood/Avg Roof Surface Asph Shng/Avg Gutters & Downspouts Ahmir Window Type DblHung, Fixed Storm Sash/Insulated Yes Screens Yes  Amenities X W X Fireplace(s) #   Fix X Patio/Deck Wd,Con X P Pool None X P Pool None X O Vave Washer/Dryer Other 2F Bath(s) 1,803 S Sensistent with market standards in ith overall "condition" assessmentations, remodeling, etc.). The sub- tition is average based on a cursory rable, no physical or functional in	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms	FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 30A, Lot 3 in the Comments.  Temperature of materials/condition  Wood, Tile/Avg Finish Wd/Avg Qual Floor Tile/Avg Wainscot Tile/Fbrgl/Avg Storage None Driveway # of Cars 12 way Surface Gravel Garage # of Cars 2 Carport # of Cars Att. Det. Built-in  wing Area Above Grade g, built-ins, vaulted  tyle with an open flow ior; no surfaces were at the site visit.
-MPROVEMENT	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or of the conditions of the condition of the property (in and good natural light. Main floor den coult touched. No improvements are known to be finished basement rooms afford family room.	Sanitary Sewer X Sees X No FEMA Flood Zone C  prical for the market area? X Yesternal factors (easements, encroachments, easements areas)  ENVIRONMENTAL CONDITIONS NOTE  ate site utility, light woods lend privacy A  two bedroom development subject to Certificate Site utility, light woods lend privacy A  two bedroom development subject to Certificate Site utility, light woods lend privacy A  two bedroom development subject to Certificate Site utility, light woods lend privacy A  two bedroom development subject to Certificate Site utility, light woods lend privacy A  two bedroom development subject to Certificate Site utility, light woods lend privacy A  Foundation  Foundation    Concrete Slab	FEMA Map No. 0901860008B  S No. If No, describe  Environmental conditions, land uses, ED AT LAND RECORDS SEARCE  Iditional road frontage at Davis R  ficate of occupancy lists three bed  Exterior Description may  Foundation Walls Concrete/Avg  Exterior Walls Wood/Avg  Roof Surface Asph Shng/Avg  Gutters & Downspouts Ahmir  Window Type DblHung, Fixed  Storm Sash/Insulated Yes  Screens Yes  It Amenities X W  X Fireplace(s) #   Fix  X Patio/Deck Wd,Con X P  Pool None X O  Vave Washer/Dryer Other  2F Bath(s) 1,803 S  Insistent with market standards in  inth overall "condition" assessmentations, remodeling, etc.). The sub-  tion is average based on a cursory  rable, no physical or functional in  m, with walk out to rear yard. Ar	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms] *See Attached terials/condition Interi  Walls Trimy Bath Bath Car S  CoodStove(s)#   Drive ence Strawlls   X orch Cyrd ther Shed n/y   X (describe) cquare Feet of Gross Lie cluding indirect lighting ect is a contemporary s walk through the inter dequacies were noted	FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 30A, Lot 3 in the Comments.  Temperature of materials/condition  Wood, Tile/Avg Finish Wd/Avg Qual Floor Tile/Avg Wainscot Tile/Fbrgl/Avg Storage None Driveway # of Cars 12 way Surface Gravel Garage # of Cars 2 Carport # of Cars Att. Det. Built-in  wing Area Above Grade g, built-ins, vaulted  tyle with an open flow ior; no surfaces were at the site visit.
-MPROVEMENT	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or of the conditions of the condition of the property (in and good natural light. Main floor den coult ouched. No improvements are known to be consisted basement rooms afford family roos gross living area - the square footage calculary.	Sanitary Sewer X Sees X No FEMA Flood Zone C  prical for the market area? X Yesternal factors (easements, encroachments, encro	pric-typical Alley FEMA Map No. 0901860008B  S No. If No, describe environmental conditions, land uses, D AT LAND RECORDS SEARC diditional road frontage at Davis R ficate of occupancy lists three bed Exterior Description may Foundation Walls Concrete/Avg Exterior Walls Wood/Avg Roof Surface Asph Shng/Avg Gutters & Downspouts Alumin Window Type DollHung Fixed Storm Sash/Insulated Yes Screens Yes Amenities X M X Fireplace(s) #   F X Patio/Deck Wd,Con X P Pool None X O vave Washer/Dryer Other 2F Bath(s) 1,803 Sensistent with market standards in- ith overall "condition" assessment into serve and control in the physical or functional in im, with walk out to rear yard. Am provements were not measured di	etc.)? Yes X H OR WALK ABOUT oad - refer to survey rooms! *See Attached therials/condition   Interial	FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 30A, Lot 3 in the Comments.  Temperature of materials/condition  Wood, Tile/Avg Finish Wd/Avg Qual Floor Tile/Avg Wainscot Tile/Fbrgl/Avg Storage None Driveway # of Cars 12 way Surface Gravel Garage # of Cars 2 Carport # of Cars Att. Det. Built-in  wing Area Above Grade g, built-ins, vaulted  tyle with an open flow ior; no surfaces were at the site visit.
-MPROVEMENT	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or of NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddenda pages [Note 10 references limit to General Description  Units X One One with Accessory Unit # of Stories 1.5  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const Design (Style) Contemporary  Year Built 1994  Effective Age (Yrs) 15  Attic None  Drop Stair Stairs  Floor X Scuttle  Finished Heated  Appliances Refrigerator X Range/Over Finished area above grade contains:  Additional features (special energy efficient ceilings and generator Roof may be nearind Describe the condition of the property (in and good natural light Main floor den could touched. No improvements are known to be finished basement rooms afford family roongross living area - the square footage calculare have been a square footage calculare.	Sanitary Sewer X Sees X No FEMA Flood Zone C  prical for the market area? X Yesternal factors (easements, encroachments, encro	ptic-typical Alley FEMA Map No. 0901860008B  S No. If No, describe environmental conditions, land uses, D AT LAND RECORDS SEARC diditional road frontage at Davis R ficate of occupancy lists three bed Exterior Description min Foundation Walls Concrete/Avg Exterior Walls Wood/Avg Roof Surface Asph Shng/Avg Gutters & Downspouts Alumin Window Type DblHung.Fixed Storm Sash/Insulated Yes Screens Yes Amenities X W X Fireplace(s) # 1 X Patio/Deck Wd.Con X P Pool None X O Vave Washer/Dryer Other 2F Bath(s) 1,803 S sensistent with market standards in- tition is average based on a cursory rable, no physical or functional in tim, with walk out to rear yard. An approvements were not measured di tions, or structural integrity of the	etc.)? Yes X H OR WALK ABOUT To omal *See Attached therials/condition   Interials/condition   Interials/condition   Ploor Walks   Trim/ Bath   Bath   Cars   X   X   X   X   X   X   X   X   X	FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 30A, Lot 3 in the Comments or materials/condition s Wood,Tile/Avg Shirck,Wd/Avg Finish Wd/Avg Qual Filoor Tile/Avg Wainscot Tile Fbrel/Avg None Driveway # of Cars 12 way Surface Gravel Garage # of Cars 2 Carport # of Cars 2 Carport # of Cars Att. Det. Built-in wing Area Above Grade g, built-ins, vaulted  tyle with an open flow ior, no surfaces were at the site visit. ion pertains to the
-MPROVEMENT	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or of NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddenda pages [Note 10 references limit to General Description  Units X One One with Accessory Unit # of Stories 1.5  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const Design (Style) Contemporary  Year Built 1994  Effective Age (Yrs) 15  Attic None  Drop Stair Stairs  Floor X Scuttle  Finished Heated  Appliances Refrigerator X Range/Ov Finished area above grade contains:  Additional features (special energy efficient ceilings and generator Roof may be nearind Describe the condition of the property (in and good natural light Main floor den coult out out here any physical deficiencies or adverse for the extraordinary assumption relatered.	Sanitary Sewer X Sees X No FEMA Flood Zone C  prical for the market area? X Yesternal factors (easements, encroachments, encro	pric-typical Alley FEMA Map No. 0901860008B  S No. If No, describe environmental conditions, land uses, D AT LAND RECORDS SEARC diditional road frontage at Davis R ficate of occupancy lists three bed Exterior Description mi Foundation Walls Concrete/Avg Exterior Walls Wood/Avg Roof Surface Asph Shng/Avg Gutters & Downspouts Alumin Window Type DblHung.Fixed Storm Sash/Insulated Yes Screens Yes Amenities X W X Fireplace(s) # 1 X Patio/Deck Wd.Con X P Pool None X C vave Washer/Dryer Other 2F Balh(s) 1,803 Sensistent with market standards in eith overall "condition" assessmentations, remodeling, etc.). The subjition is average based on a cursory and with walk out to rear yard. An approvements were not measured ditness, or structural integrity of the the region of the subject. The live	etc.)? Yes X H OR WALK ABOUT To omal *See Attached therials/condition   Interials/condition   Interials/condition   Ploor Walks   Trim/ Bath   Bath   Cars   X   X   X   X   X   X   X   X   X	FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 30A, Lot 3 in the Comments or materials/condition s Wood,Tile/Avg Shirck,Wd/Avg Finish Wd/Avg Qual Filoor Tile/Avg Wainscot Tile Fbrel/Avg None Driveway # of Cars 12 way Surface Gravel Garage # of Cars 2 Carport # of Cars 2 Carport # of Cars Att. Det. Built-in wing Area Above Grade g, built-ins, vaulted  tyle with an open flow ior, no surfaces were at the site visit. ion pertains to the
-MPROVEMENT	Electricity X  Gas X Propane  FEMA Special Flood Hazard Area Yea  Are the utilities and off-site improvements by Are there any adverse site conditions or of NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddenda pages [Note 10 references limit to General Description  Units X One One with Accessory Unit # of Stories 1.5  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const Design (Style) Contemporary  Year Built 1994  Effective Age (Yrs) 15  Attic None  Drop Stair Stairs  Floor X Scuttle  Finished Heated  Appliances Refrigerator X Range/Ov Finished area above grade contains:  Additional features (special energy efficient ceilings and generator Roof may be nearind Describe the condition of the property (in and good natural light Main floor den coult out out here any physical deficiencies or adverse for the extraordinary assumption relatered.	Sanitary Sewer X Sees X No FEMA Flood Zone C  prical for the market area? X Yesternal factors (easements, encroachments, encro	pric-typical Alley FEMA Map No. 0901860008B  S No. If No, describe environmental conditions, land uses, D AT LAND RECORDS SEARC diditional road frontage at Davis R ficate of occupancy lists three bed Exterior Description mi Foundation Walls Concrete/Avg Exterior Walls Wood/Avg Roof Surface Asph Shng/Avg Gutters & Downspouts Alumin Window Type DblHung.Fixed Storm Sash/Insulated Yes Screens Yes Amenities X W X Fireplace(s) # 1 X Patio/Deck Wd.Con X P Pool None X C vave Washer/Dryer Other 2F Balh(s) 1,803 Sensistent with market standards in eith overall "condition" assessmentations, remodeling, etc.). The subjition is average based on a cursory and with walk out to rear yard. An approvements were not measured ditness, or structural integrity of the the region of the subject. The live	etc.)? Yes X H OR WALK ABOUT To omal *See Attached therials/condition   Interials/condition   Interials/condition   Ploor Walks   Trim/ Bath   Bath   Cars   X   X   X   X   X   X   X   X   X	FEMA Map Date 03/04/1980  No If Yes, describe SITE. Topography 130A, Lot 3 in the Comments or materials/condition s Wood, Tile/Avg Shirck, Wd/Avg Finish Wd/Avg Qual Filoor Tile/Avg Wainscot Tile Fbrel/Avg None Driveway # of Cars 12 way Surface Gravel Garage # of Cars 2 Carport # of Cars 2 Carport # of Cars Att. Det. Built-in wing Area Above Grade g, built-ins, vaulted  tyle with an open flow ior, no surfaces were at the site visit. ion pertains to the
-MPROVEMENT	Electricity X Gas X Propane  FEMA Special Flood Hazard Area Yea Are the utilities and off-site improvements by Are there any adverse site conditions or of NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddenda pages Note 10 references limit to General Description  Units X One One with Accessory Unit # of Stories 1.5  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const Design (Style) Contemporary Year Built 1994  Effective Age (Yrs) 1.5  Attic None Drop Stair Stairs Floor X Scuttle Finished Heated  Appliances Refrigerator X Range/Ox Finished area above grade contains: Additional features (special energy efficience ceilings and generator Roof may be nearin Describe the condition of the property (in and good natural light. Main floor den coult touched. No improvements are known to be finished basement rooms afford family roof gross living area - the square footage calculare there any physical deficiencies or adverse the property generally conform	Sanitary Sewer X Sees X No FEMA Flood Zone C  Aprical for the market area? X Yesternal factors (easements, encroachments, experient factors (easements, encroachments, encroachments, experient factors (easement, encroachments, encro	ptic-typical Alley FEMA Map No. 0901860008B  S No. If No, describe privironmental conditions, land uses, and the second of the s	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms] *See Attached terials/condition   Interi  Walk Trimy Bath Car s roodStove(s)#   Drive ence Sinwlls   X orch Cyrd ther Shed n/v   X (describe) rquare Feet of Gross Li cluding indirect lighting eet is a contemporary s walk through the inter dequacies were noted extraordinary assumpt aring the site visit. property? Yes ability is not known to	X
-MPROVEMENT	Electricity X Gas X Propane  FEMA Special Flood Hazard Area Yea Are the utilities and off-site improvements by Are there any adverse site conditions or of NO ADVERSE EASEMENTS, USES NOR below grade (Bald Hill Road) affords adequaddenda pages Note 10 references limit to General Description  Units X One One with Accessory Unit # of Stories 1.5  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Const Design (Style) Contemporary Year Built 1994  Effective Age (Yrs) 1.5  Attic None Drop Stair Stairs Floor X Scuttle Finished Heated  Appliances Refrigerator X Range/Ox Finished area above grade contains: Additional features (special energy efficience ceilings and generator Roof may be nearin Describe the condition of the property (in and good natural light. Main floor den coult touched. No improvements are known to be finished basement rooms afford family roof gross living area - the square footage calculare there any physical deficiencies or adverse the property generally conform	Sanitary Sewer X Sees X No FEMA Flood Zone C  Aprical for the market area? X Yesternal factors (easements, encroachments, encroachments, encroachments)  ENVIRONMENTAL CONDITIONS NOTE  ate site utility, light woods lend privacy A  two bedroom development subject to Certiform in the control of the contr	ptic-typical Alley FEMA Map No. 0901860008B  S No. If No, describe privironmental conditions, land uses, and the second of the s	etc.)? Yes X H OR WALK ABOUT oad - refer to survey #7 rooms] *See Attached terials/condition   Interi  Walk Trimy Bath Car s roodStove(s)#   Drive ence Sinwlls   X orch Cyrd ther Shed n/v   X (describe) rquare Feet of Gross Li cluding indirect lighting eet is a contemporary s walk through the inter dequacies were noted extraordinary assumpt aring the site visit. property? Yes ability is not known to	X

	There are 17 compa	arable propertie	es currently	onered to	or sale ii	n the subj	ect neighborhood ra	nging in p	once m	DIII 3	300,000.00		to \$	7	00,000.00
	There are 4 compa	arable sales in	the subject	neighbor	rhood wi	ithin the p	ast twelve months i	anging in	sale p	rice from	\$ 300,000.0	0	to	\$	700,000.00
	FEATURE	SUBJ	ECT		COMP	ARABLE	SALE # 1		COMP	ARABLE	SALE # 2	<u> </u>	COM	PARABLE	SALE # 3
	22 Bald Hill Road			83 Fuller	Mountair	n Road		165 Treasure Hill Road				92 Muller Road			
	Address South Kent, C	T 06705		Kent, CT		111000		South Ken				Kent, CT 06757			
	Proximity to Subject	1 00785		4.06 mile				2.61 miles				1.36 mil			
1	- 1 Min - 1	s		+ 00 111116	SINVY	\$	450,000	z.or mics	-	\$	520,000			\$	450,000
i i	Sale Price	1	8	d.	107.00.0	-	450,000	\$	309 34 \$		520,000	\$	220.16		130,000
		\$	sq. ft.	\$	187.89 s	sq. π.				sy, ii.		7		3q. IL	
l (	Data Source(s)			TData,M	9.7			TData,ML				TData,N			
	Verification Source(s)			1	101 - DO			V189, P83		.,	1	V189, P			
	VALUE ADJUSTMENTS	DESCRI	PTION	DE	SCRIPT	ION	+(-)\$ Adjustment	DES	SCRIPT	rion	+(-)\$ Adjustment	DI	SCRIP	PTION	+(-)\$ Adjustment
	Sale or Financing			ArmLth				ArmLth				ArmLth			
	Concessions			Conv				Conv				Conv			
	Date of Sale/Time			01/27/203	20			12/16/2019	9			12/03/20	19		
	Location	Avg/Good		Avg/Goo	d			Avg/Good				Avg/God	od		
	Leasehold/Fee Simple	Fee Simple		Fee Simp				Fee Simple	e			Fee Sim	ole		
	Site	3.24 Acres		2.3 Acres			+7,000	14.07 Acre			-81,000	5.0 Acre	S		-13,000
	View	LtWds,LtdWtr		Distant V				Distant, W				Distant,	Vds		
	Design (Style)							Contempo				Contemp	27,74,72,22		
		Contemporary		Cntmp C				Avg/Good	2007			Avg/God			
	Quality of Construction	Avg/Good		Avg/Goo								YB 1976		d	
	Actual Age	YB 1994		YB 1985				YB 1987/I	7	1	25,000		Dopoate	:u	
	Condition	Average	1	Average	. 1			Avg/Good Total B		D. II.	-25,000	Average	D.dma e	Baths	
	Above Grade	Total Bdrms		Total		Baths				Baths			Bdrms.		2.000
S	Room Count	6 2-3	2F	7	2	2F		5	2	2F		6	3	2F1H	-3,000
î	Gross Living Area	1,803	sq. ft.	2,	395	sq. ft.	-23,500	F 733	81	sq. ft.	+5,000		,044	sq. ft.	-9,500
E	Basement & Finished	Eff. Full; 1 Batl	h	Full; 1 Ba	ath			Full				Eff. Full			+6,000
s	Rooms Below Grade	890sf Finished		800sf Fin	nished		+2,500	Unfinished			+26,500	Unfinish	ed		+26,500
ا ـ	Functional Utility	Avg for Market		Avg for N	Market			Avg for M	arket			Avg for	Market	_	
CO	Heating/Cooling	Oil/No CAC		Gas/No C	CAC			Oil,Gas/C.	AC		-2,000	Oil/No (	CAC		
M	Energy Efficient Items	None Known		None Kn	own			None Kno	wn			None Kr	nown		
P	Garage/Carport	2C Garage		None			+10,000	Carport			+10,000	IC Gara	ge		+5,000
Α	Porch/Patio/Deck	Porch, Decks		Decks				Porch,Dec	ks			Porch,D	ecks		
R	Fireplaces	1 Fpl		1 Fpl				l Fpl				None	30.111		+3,000
1	Extras,Outbldngs	Shed-no value		None				Shed-no v	alue			None			
S	Extras, Outbidings	Siled-lid value		i vone				Direct no r	ando						
N	Not Adjustment (Total)				+ >	< -	\$ -4,000		+ 2	x -	\$ -60,500		x +	1.	\$ 15,000
	Net Adjustment (Total)	-		Net Adj	177 - 11		24,000	Net Adj.		1.63 %	-00,500	Net Ad		3.33 %	
A	Adjusted Sale Price						446,000	Gross A		9.90 %	\$ 450.500	Gross			\$ 465,000
P	of Comparables			Gross A								01000	104	14.01	10,000
P	1 X did did no	ot research the	sale or tra	nster his	tory of ti	ne subjec	t property and comp	odienno Sa	iles. II	not, expi	a				
	R														
OA		Tax III		010111111111111111111111111111111111111	overan extra	uomisuos _		tir for the	then all	and the same of the same of	to the effective dat	e of this	nancal	eat	
OAC	My research did		ot reveal an	y prior s	ales or t	ransfers o	of the subject proper	ty for the	three y	years prior	to the effective dat	e of this	apprais	sal.	
OA	Data Source(s) Lan	d records,MLS		Decis I e.a., in process (prote-	4/4/01/4/1/09/4		1.13.1.00.00   1.1.044.00.00								
OAC	Data Source(s) Lan My research did	d records MLS	ot reveal an	y prior sa	ales or tr	ransfers o	f the comparable sa	les for the	e prior	year to th	e date of sale of the	e compa			
OAC	Data Source(s) Lan My research did Data Source(s) Bott	d records,MLS  X did n h assessment da	ot reveal an	y prior sa	ales or tr	ransfers o	of the comparable sa	les for the	e prior ne & pa	year to th	e date of sale of the	e compa	rable sa	ale.	
OAC	Data Source(s) Lan My research did	d records,MLS  X did n h assessment da	ot reveal an	y prior sa erk record of the p	ales or tr lings have rior sale	ransfers o	of the comparable sa wed VP refers to the afer history of the	les for the deed, volur subject p	e prior ne & pa roperty	year to th	e date of sale of the rded in the municipalit nparable sales (rep	e compa y ort addi	rable sational p	ale. orior sales	
O A C	Data Source(s) Lan My research did Data Source(s) Bott	d records,MLS  X did n h assessment da	ot reveal an	y prior sa	ales or tr lings have rior sale	ransfers o	of the comparable sa	les for the deed, volur subject p	e prior ne & pa roperty	year to th	e date of sale of the	e compa y ort addi	rable sational p	ale. orior sales	on page 3). BLE SALE #3
OAC	Data Source(s) Lan My research did Data Source(s) Botl Report the resuits of the	d records,MLS  X did n h assessment da	ot reveal an	y prior sa erk record of the p	ales or tr lings have rior sale	ransfers o	of the comparable sa wed VP refers to the afer history of the	les for the deed, volur subject p	e prior ne & pa roperty	year to th	e date of sale of the rded in the municipalit nparable sales (rep	e compa y ort addi	rable sational p	ale. orior sales	
OAC	Data Source(s) Lan My research did Data Source(s) Botl Report the results of the	d records,MLS  X did n h assessment da	ot reveal an	y prior sa erk record of the p	ales or tr lings have rior sale	ransfers o	of the comparable sa wed VP refers to the afer history of the	les for the deed, volur subject p	e prior ne & pa roperty	year to th	e date of sale of the rded in the municipalit nparable sales (rep	e compa y ort addi	rable sational p	ale. orior sales	
O A C	Data Source(s)  My research did  Data Source(s)  Report the results of the  ITEM  Date of Prior Sale/Transfer	d records,MLS  X did n h assessment da	ot reveal an	y prior sa erk record of the pr SUBJE	ales or tr lings have rior sale	ransfers of been revier or trans	of the comparable sa wed VP refers to the afer history of the	les for the deed, volur subject p	e prior ne & pa roperty	year to th	e date of sale of the rded in the municipalit nparable sales (rep DMPARABLE SALE :	e compa y ort addi	tional p	ale. orior sales	
O A C	Data Source(s)  My research  did  Data Source(s)  Report the results of the  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer	d records,MLS  X did n h assessment da research and	ot reveal and ta & Town Cl	y prior sa erk record of the pr SUBJE	ales or tr lings have rior sale	ransfers of	of the comparable sa cwed VP refers to the ofer history of the COMPARABLI	les for the deed, volur subject p	e prior ne & pa roperty	year to the	e date of sale of the rded in the municipalit parable sales (rep DMPARABLE SALE : records	e compa y ort addi	tional p	orior sales COMPARA	
O A C	Data Source(s)  My research  Data Source(s)  Report the results of the  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)	d records,MLS  X did n h assessment da research and	ot reveal and ta & Town Clid analysis of the Kent land reconstruction (04/15/2020)	y prior sa erk record of the pa SUBJE	ales or tr lings have rior sale	ransfers of	of the comparable saged VP refers to the stern history of the COMPARABLE Kent land records 04/15/2020	les for the deed, volur subject p E SALE#	e prior ne & pa roperty 1	year to the	e date of sale of the reded in the municipalit in parable sales (repomparable sales sales) (repomparable sales) (records)	e compa y ort addi # 2	tional p	orior sales COMPARA and records	BLE SALE#3
O A C	Data Source(s) Lan My research did Data Source(s) Botl Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or	d records,MLS  X did n h assessment da research and	ot reveal and ta & Town Cld analysis of the Kent land recond/15/2020 ony of the	y prior sa erk record of the pi SUBJE cords	ales or tr lings have rior sale ECT	ransfers of the transfers of tr	of the comparable sales over the comparable sales T	les for the deed, volur subject p E SALE #	e prior ne & pa roperty 1	year to the tige, as reconnected and communication CC	e date of sale of the reded in the municipalit reparable sales (repomparable sales SALE records	e compa y ort addi # 2	Kent la	orior sales COMPARA and records 2020 ibed time	BLE SALE # 3
O A C	Data Source(s)  My research  Data Source(s)  Report the results of the  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or  The most relevant sales w	d records,MLS  X did n h assessment da research and ce(s)  transfer histe	ot reveal and ta & Town Cld analysis of the Kent land recond/15/2020 ony of the	y prior sa erk record of the pi SUBJE cords	ales or tr lings have rior sale ECT	ransfers of the transfers of tr	of the comparable sales over the comparable sales T	les for the deed, volur subject p E SALE #	e prior ne & pa roperty 1	year to the tige, as reconnected and communication CC	e date of sale of the reded in the municipalit reparable sales (repomparable sales SALE records	e compa y ort addi # 2	Kent la	orior sales COMPARA and records 2020 ibed time	BLE SALE # 3
O A C	Data Source(s) Lan My research did Data Source(s) Botl Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or	d records,MLS  X did n h assessment da research and ce(s)  transfer histe	ot reveal and ta & Town Cld analysis of the Kent land recond/15/2020 ony of the	y prior sa erk record of the pi SUBJE cords	ales or tr lings have rior sale ECT	ransfers of the transfers of tr	of the comparable sales over the comparable sales T	les for the deed, volur subject p E SALE #	e prior ne & pa roperty 1	year to the tige, as reconnected and communication CC	e date of sale of the reded in the municipalit reparable sales (repomparable sales SALE records	e compa y ort addi # 2	Kent la	orior sales COMPARA and records 2020 ibed time	BLE SALE # 3
O A C	Data Source(s)  My research  Data Source(s)  Report the results of the  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or  The most relevant sales w	d records,MLS  X did n h assessment da research and ce(s)  transfer histe	ot reveal and ta & Town Cld analysis of the Kent land recond/15/2020 ony of the	y prior sa erk record of the pi SUBJE cords	ales or tr lings have rior sale ECT	ransfers of the transfers of tr	of the comparable sales over the comparable sales T	les for the deed, volur subject p E SALE #	e prior ne & pa roperty 1	year to the tige, as reconnected and communication CC	e date of sale of the reded in the municipalit reparable sales (repomparable sales SALE records	e compa y ort addi # 2	Kent la	orior sales COMPARA and records 2020 ibed time	BLE SALE # 3
O A C	Data Source(s)  My research  Data Source(s)  Report the results of the  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or  The most relevant sales w	d records,MLS  X did n h assessment da research and ce(s)  transfer histe	ot reveal and ta & Town Cld analysis of the Kent land recond/15/2020 ony of the	y prior sa erk record of the pi SUBJE cords	ales or tr lings have rior sale ECT	ransfers of the transfers of tr	of the comparable sales over the comparable sales T	les for the deed, volur subject p E SALE #	e prior ne & pa roperty 1	year to the tige, as reconnected and communication CC	e date of sale of the reded in the municipalit reparable sales (repomparable sales SALE records	e compa y ort addi # 2	Kent la	orior sales COMPARA and records 2020 ibed time	BLE SALE # 3
O A C	Data Source(s)  My research  did  Data Source(s)  Report the results of the  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or  The most relevant sales we range is indicated by the acceptance.	d records,MLS  X did n h assessment da research and ce(s) transfer histe vere considere djusted sales.	ot reveal am ta & Town Cl d analysis of Kent land rec 04/15/2020 bry of the	y prior sale of the pure subject proofs	ales or tr lings have rior sale ECT	and con	of the comparable sales over VP refers to the ster history of the COMPARABLE COMPARABLE COMPARABLE COMPARABLE COMPARABLE COMPARABLE COMPARABLE SALES The steep of the comparable sales The steep comparable sales	les for the	e prior me & pa roperty 1 no tran ne sub	year to the	e date of sale of the reded in the municipalit inparable sales (repomparable sales (sales) (repomparable sales) (repomparable sales) (records) (re	y compa y contraddi # 2	Kent la 04/15/2 preser	ale, porior sales COMPARA and records 2020 ibed time reasonabl	BLE SALE # 3  frame. c value
O A C	Data Source(s)  My research  did  Data Source(s)  Report the results of the  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Sourc  Analysis of prior sale or  The most relevant sales w  range is indicated by the au	d records,MLS  X did n h assessment da research and ce(s) transfer historere considere djusted sales.	ot reveal am ta & Town Cl d analysis of Kent land rec 04/15/2020 ony of the ed those wi	y prior sale of the property sounds subject put the nature of the property subject put the nature of th	ales or tri	and con	of the comparable sales over the comparable sales of t	les for the deed, volum subject p E SALE #	e prior me & pa roperty 1 no tran ne sub	year to the	e date of sale of the reded in the municipalit inparable sales (report of the records of the subject or sale tes of less than two sales of the subject of th	y compa y cort addi # 2 s in the	Kent la 04/15/2 preser es. A	ale.  COMPARA  and records  2020 ibed time reasonabl  ABLE FR	frame. e value
O A C	Data Source(s)  My research  My research  Data Source(s)  Report the results of the  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or  The most relevant sales we range is indicated by the au  Summary of Sales Compar  THE MARKET SALES	d records,MLS  X did n h assessment da research and cee(s) transfer historere considere djusted sales.	ot reveal amina & Town Clid analysis of the sed those with the sed tho	y prior sacret record of the property sords subject property the natural colorest co	ales or tri lings have rior sale ECT  property al residu	and con ential sel	of the comparable sales of the	les for the deed, volum subject p E SALE # ere were te with the RECENT	e prior me & pa roperty 1 no tran ne subj	year to the	e date of sale of the reded in the municipality appraishe sales (report of sale) and the sales (report of sale) are cords to the subject or sale tes of less than two testing appropriate of the sales of less than two testing appropriate of sales of less than two testing appropriate of sales of less than two testing appropriate of less than two testing appropriate of the sales of less than two testing appropriate of the sales of less than two testing appropriate of the sales of less than two testing appropriate of the sales of less than two testing appropriate of the sales	s in the enty acr	Kent la 04/15/2 preser es. A	ale.  compara  compara  and records  2020  ibed time  reasonabl  ABLE FR	frame e value
O A C	Data Source(s) Lan My research did Data Source(s) Botl Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or The most relevant sales w range is indicated by the ac	d records,MLS  X did n h assessment da research and ce(s) transfer historer considere djusted sales.	Kent land rec 04/15/2020 ony of the ed those wi	y prior sa erk record of the pi SUBJE ords subject i th nature	property al reside	and concential set	of the comparable sales and the comparable sales of th	les for the deed, volum subject p  E SALE #  ere were te with the  RECENT PORT; T	e prior ne & pa roperty 1 no tran ne sub	Kent land 04/15/202 nsfers of ject on si	e date of sale of the red in the municipalit aparable sales (report of the sale) of the sale of the subject or sale tes of less than two sales of the sales of less than two sales of the sales of less than two sales of less than t	s in the enty sci	Kent la 04/15/2 preser es. A	ale.  orior sales COMPARA  and records 2020 ibed time reasonabl  ABLE FR //ITHIN K	frame e value  OM ENT
O A C	Data Source(s) Lan My research did Data Source(s) Botl Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we range is indicated by the action Summary of Sales Compan THE MARKET SALES TYPICAL MARKET-DE ABOVE GRADE AREA	d records,MLS  X did n h assessment da research and ce(s) transfer historic dijusted sales. rison Approach FROM NEIG RIVED ADJI ADJUSTED	Kent land rec 04/15/2020 ory of the ed those wi	y prior sale of the property subject produced the natural subject produced	property al residu	and con ential sel	of the comparable sales and the comparable sales of th	les for the deed, volum subject p E SALE #  ere were te with the  RECENT PORT; T TINENT REASON	e prior me & pa roperty  1  mo trai me subj  PRC HE M DIFF	Kent land 04/15/202 nsfers of ject on si  OXIMATI OST REE ERENCE	e date of sale of the red in the municipalit aparable sales (report of the sale) of the sale of the subject or sale tes of less than two sales of the sales of less than two sales of the sales of less than two sales of less than t	s in the enty ac	Kent la 04/15/2 preser es. A VAIL.	ade.  orior sales COMPARA  and records 2020 ibed time reasonabl  ABLE FR 7/THIN K F \$7500/F	frame e value  OM ENT CRE,
O A C	Data Source(s) Lan My research did Data Source(s) Botl Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales w range is indicated by the ar  Summary of Sales Compar THE MARKET SALES TYPICAL MARKET-DE ABOVE GRADE AREA.	d records,MLS  X did n h assessment da research and ce(s) transfer historer consider djusted sales. rison Approach FROM NEIC RIVED ADJ ADJUSTED ADJUSTED ES OF HOM	Kent land rec 04/15/2020 ory of the ed those wi THESE GHBORING USTMENT AT \$40/SF	y prior seek record of the pure subject poords subject pth natur. CLOSEI G TOWN S WERI LOCALEEN DO	property al reside	and con ential set  S REFL RE SEAF LIZED TC AL INFL PED, TI	of the comparable sales were VP refers to the ster history of the COMPARABLE	les for the deed, volum subject p E SALE #  THE WETE THE WITH THE RECENT PORT, T TINENT REASON LECT C	e prior me & pa roperty  1  no trai ne sub HE M DIFF	Kent land 04/15/202 safers of lect on si  OXIMATI OST RE ERENCE Y SIMIL NT SALI	e date of sale of the red in the municipalit aparable sales (repomparable sales (repomparable sales (repomparable sales (repomparable sales (records 20))  The subject or sale tes of less than two sales of l	y yort addi # 2 s in the enty aci	Kent la	ale.  orior sales COMPARA  und records 2020 ibed time reasonabl  ABLE FR //ITHIN K F \$7500//	frame e value  OM ENT CRE, RIED E OF
O A C	Data Source(s) Lan My research did Data Source(s) Botl Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales w range is indicated by the ac Summary of Sales Compar THE MARKET SALES TYPICAL MARKET-DE ABOVE GRADE AREA STYLE, SIZE, AND AG SUBSTITUTION. IT WA	ce(s) transfer historer considered sales.  rison Approach FROM NEIG RIVED ADJI ADJUSTED ES OF HOM AS NOT FEA	Kent land rec 04/15/2020 ory of the ed those wi THESE GHBORING USTMENT AT \$40/SF	y prior seek record of the pure subject poords subject pth natur. CLOSEI G TOWN S WERI LOCALEEN DO	property al reside	and con ential set  S REFL RE SEAF LIZED TC AL INFL PED, TI	of the comparable sales were VP refers to the ster history of the COMPARABLE	les for the deed, volum subject p E SALE #  THE WETE THE WITH THE RECENT PORT, T TINENT REASON LECT C	e prior me & pa roperty  1  no trai ne sub HE M DIFF	Kent land 04/15/202 safers of lect on si  OXIMATI OST RE ERENCE Y SIMIL NT SALI	e date of sale of the red in the municipalit aparable sales (repomparable sales (repomparable sales (repomparable sales (repomparable sales (records 20))  The subject or sale tes of less than two sales of l	y yort addi # 2 s in the enty aci	Kent la	ale.  orior sales COMPARA  und records 2020 ibed time reasonabl  ABLE FR //ITHIN K F \$7500//	frame e value  OM ENT CRE RIED E OF
O A C	Data Source(s) Lan My research did Data Source(s) Botl Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales w range is indicated by the ar  Summary of Sales Compar THE MARKET SALES TYPICAL MARKET-DE ABOVE GRADE AREA.	ce(s) transfer historer considered sales.  rison Approach FROM NEIG RIVED ADJI ADJUSTED ES OF HOM AS NOT FEA	Kent land rec 04/15/2020 ory of the ed those wi THESE GHBORING USTMENT AT \$40/SF	y prior seek record of the pure subject poords subject pth natur. CLOSEI G TOWN S WERI LOCALEEN DO	property al reside	and con ential set  S REFL RE SEAF LIZED TC AL INFL PED, TI	of the comparable sales were VP refers to the ster history of the COMPARABLE	les for the deed, volum subject p E SALE #  THE WETE THE WITH THE RECENT PORT, T TINENT REASON LECT C	e prior me & pa roperty  1  no trai ne sub HE M DIFF	Kent land 04/15/202 safers of lect on si  OXIMATI OST RE ERENCE Y SIMIL NT SALI	e date of sale of the red in the municipalit aparable sales (repomparable sales (repomparable sales (repomparable sales (repomparable sales (records 20))  The subject or sale tes of less than two sales of l	y yort addi # 2 s in the enty aci	Kent la	ale.  orior sales COMPARA  und records 2020 ibed time reasonabl  ABLE FR //ITHIN K F \$7500//	frame e value  OM ENT CRE RIED E OF
O A C	Data Source(s) Lan My research did Data Source(s) Botl Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales w range is indicated by the ar  Summary of Sales Compar THE MARKET SALES TYPICAL MARKET-DE ABOVE GRADE AREA STYLE, SIZE, AND AG SUBSTITUTION IT WA See Additional Comments	d records,MLS  X did n h assessment da research and ce(s) transfer historere considered djusted sales.  rison Approach FROM NEIC RIVED ADJ AS OF HOM AS NOT FEA	Kent land rec 04/15/2020 ory of the ed those wi THESE of GHBORING USTMENT AT \$40/SF E HAVE B SIBLE TO	y prior seek record of the prior SUBJE cords subject prior the natur. CLOSEI G TOWN S WERI LOCA EEN DI BRACK	property al reside	and con ential set  S REFL RE SEAF LIZED TC AL INFL PED, TI	of the comparable sales were VP refers to the ster history of the COMPARABLE	les for the deed, volum subject p E SALE #  THE WETE THE WITH THE RECENT PORT, T TINENT REASON LECT C	e prior me & pa roperty  1  no trai ne sub HE M DIFF	Kent land 04/15/202 safers of lect on si  OXIMATI OST RE ERENCE Y SIMIL NT SALI	e date of sale of the red in the municipalit aparable sales (repomparable sales (repomparable sales (repomparable sales (repomparable sales (records 20))  The subject or sale tes of less than two sales of l	y yort addi # 2 s in the enty aci	Kent la	ale.  orior sales COMPARA  und records 2020 ibed time reasonabl  ABLE FR //ITHIN K F \$7500//	frame e value  OM ENT CRE RIED E OF
OACH	Data Source(s) Lan My research did Data Source(s) Botl Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or The most relevant sales w range is indicated by the ac Summary of Sales Compar THE MARKET SALES TYPICAL MARKET-BA BOVE GRADE AREA STYLE, SIZE, AND AG SUBSTITUTION IT W/ See Additional Comments	ce(s)  transfer historer considered sales.  rison Approach FROM NEIC RIVED ADJ AS NOT FEA	Kent land rec 04/15/2020 ory of the c THESE ( GHBORING USTMENT AT \$40/SF E HAVE B SIBLE TO	y prior sale of the particle o	property al reside D SALE NS WEF E UTIL ATION EVELO ET THE	and con ential set  S REFL RE SEAF LIZED TC AL INFL PED, TI	f the comparable sales and VP refers to the ster history of the COMPARABLE SALES REFERENCE'S YEAR BUILD.	ere were te with the recent port; Trinent recent control to the recent port; Trinent reason Lect C. Trinet recent port; Not	e prior me & prior me & prior 1  no trait no trait prior PRC THE M DIFFI NABLY URRE	Kent land 04/15/202 safers of leed on si  OXIMATI OST RE ERENCE Y SIMIL NT SALI	e date of sale of the red in the municipality aparable sales (repomparable sales (repomparable sales (repomparable sales (repomparable sales (repomparable sales (repomparable sales (records 20))  The subject of sales the subject of sales of less than two sales of less than t	s in the enty acr	Kent la Color of the Color of t	ale.  compara  compara  and records  compara  ibed time  reasonabl  ABLE FR  //ITHIN K  F \$7500//  CUGH VA  RINCIPL  ING POO	frame. e value  OM ENT CCRE, RIED E OF L ***
OACH	Data Source(s)  My research  My research  Mid Data Source(s)  Report the results of the  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or  The most relevant sales we range is indicated by the action of the most relevant sales were sale or the most relevant sales were sale or the most relevant sales were sale indicated by the action of the most relevant sales were sale indicated by the action of the most relevant sales were sale indicated by the action of the most relevant sales were sale indicated. The most relevant sales were sale indicated by the action of the most relevant sales were	ce(s)  transfer histe vere considere djusted sales.  rison Approach FROM NEIG RIVED ADJ ADJUSTED ES OF HOM AS NOT FEA	Kent land rec 04/15/2020 bry of the red those wi THESE G GHBORING USTMENT AT \$40/SF E HAVE B SIBLE TO	y prior sarek record of the prior subject pr	property al reside  D SALE NS WEFE E UTIL ATION EVELO LET THI	and con ential sel	f the comparable sales and VP refers to the ster history of the COMPARABLE CO	ere were te with the reaction of the reaction	e prior me & prior me & prior 1  no trai ne subj  HE M DIFF NABLY URRE A SIG	Wear to the tige, as recorded and company to the tige, as recorded and company to the tige, as recorded and ti	e date of sale of the reded in the municipality aparable sales (repomparable sales (repomparable sales (repomparable sales (repomparable sales (records 20))  The subject or sales test of less than two sales	s in the enty sci	Kent la  Ken	ale.  orior sales COMPARA  and records 2020 ibed time reasonabl  ABLE FR //THIN K F \$7500/A  OUGH VA	frame e value  OM ENT CCRE, RIED E OF L ***
OACH	Data Source(s) Lan My research did Data Source(s) Botl Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or The most relevant sales w range is indicated by the ac Summary of Sales Compan THE MARKET SALES TYPICAL MARKET-DE ABOVE GRADE AREA STYLE, SIZE, AND AG SUBSTITUTION IT W/ See Additional Comments Indicated Value by Sale Indicated Value by Sale	d records,MLS  X did n h assessment da research and ce(s) transfer histe vere considere djusted sales. rison Approach FROM NEIC RIVED ADJI ADJUSTED ES OF HOM AS NOT FEA 5 ***  25 25 26 26 27 27 28 28 28 28 28 28 28 28 28 28 28 28 28	Kent land rec 04/15/2020 ony of the ed those wi  THESE G GHBORING USTMENT AT \$40/SF E HAVE B SIBLE TO  Approach on Approach	y prior sale of the property subject produced by the produced by the produced by the prior sale of the produced by the prior sale of the produced by the prior sale of the pri	property al reside  D SALE NS WEF E UTIL ATION EVELO ET THE	and concential set	of the comparable sales and the comparable sales of th	ere were te with the reason Lect C. T; NOT	e prior ne & pai no trai no trai ne sub DIFFI NABLY URRE A SIG	Kent land 04/15/202 psfers of ject on si  OXIMATI OST REFERENCE Y SIMIL NIFICAN	e date of sale of the red in the municipalit aparable sales (report of the sale) and the sale of the subject or sale tes of less than two seconds and the subject of the su	s in the enty across to the pproach	Kent la MVAIL NO MVAI	and records 2020 ibed time reasonabl  ABLE FR //ITHIN K F \$7500/F DUGH VA RINCIPL ING POO	frame e value  OM ENT ACRE, RIED E OF L ***
OACH	Data Source(s)  My research  My research  Mid Data Source(s)  Report the results of the  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or  The most relevant sales we range is indicated by the action of the most relevant sales were sale or the most relevant sales were sale or the most relevant sales were sale indicated by the action of the most relevant sales were sale indicated by the action of the most relevant sales were sale indicated by the action of the most relevant sales were sale indicated. The most relevant sales were sale indicated by the action of the most relevant sales were	d records,MLS  X did n h assessment da research and ce(s) transfer histe vere considere djusted sales. rison Approach FROM NEIC RIVED ADJI ADJUSTED ES OF HOM AS NOT FEA 5 ***  25 25 26 26 27 27 28 28 28 28 28 28 28 28 28 28 28 28 28	Kent land rec 04/15/2020 ony of the ed those wi  THESE G GHBORING USTMENT AT \$40/SF E HAVE B SIBLE TO  Approach on Approach	y prior sale of the property subject produced by the produced by the produced by the prior sale of the produced by the prior sale of the produced by the prior sale of the pri	property al reside  D SALE NS WEF E UTIL ATION EVELO ET THE	and concential set	of the comparable sales and the comparable sales of th	ere were te with the reason Lect C. T; NOT	e prior ne & pai no trai no trai ne sub DIFFI NABLY URRE A SIG	Kent land 04/15/202 psfers of ject on si  OXIMATI OST REFERENCE Y SIMIL NIFICAN	e date of sale of the red in the municipalit aparable sales (report of the sale) and the sale of the subject or sale tes of less than two seconds and the subject of the su	s in the enty across to the pproach	Kent la MVAIL NO MVAI	and records 2020 ibed time reasonabl  ABLE FR //ITHIN K F \$7500/F DUGH VA RINCIPL ING POO	frame e value  OM ENT ACRE, RIED E OF L ***
DACH	Data Source(s) Lan My research did Data Source(s) Botl Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or The most relevant sales w range is indicated by the ac Summary of Sales Compan THE MARKET SALES TYPICAL MARKET-DE ABOVE GRADE AREA STYLE, SIZE, AND AG SUBSTITUTION IT W/ See Additional Comments Indicated Value by Sale Indicated Value by Sale	d records,MLS  X did n h assessment da research and ce(s) transfer histe vere considere djusted sales. rison Approach FROM NEIC RIVED ADJI ADJUSTED ES OF HOM AS NOT FEA 5 ***  25 25 26 26 27 27 28 28 28 28 28 28 28 28 28 28 28 28 28	Kent land rec 04/15/2020 ony of the ed those wi  THESE G GHBORING USTMENT AT \$40/SF E HAVE B SIBLE TO  Approach on Approach	y prior sale of the property subject party s	property al residu	and concential self	of the comparable sales and VP refers to the ster history of the COMPARABLI C	ere were te with the reason of the country of the country of the last	e prior  ne & pair  ne & pair  no traine subj  PRC  HE M  DIFF  NABLY  URRE  A SIG	Kent land 04/15/202 nsfers of ject on si  OXIMATI OST RE ERENCE Y SIMIL NIFICAN	e date of sale of the red in the municipalit aparable sales (report of the sales) (report of the subject or sale tes of less than two series of less t	s in the enty sci	Kent la Market M	ale.  orior sales COMPARA  and records 2020 ibed time reasonabl  ABLE FR //ITHIN K F \$7500// DUGH VA RINCIPL ING POO  leveloped) the improvint his are	frame e value  OM ENT ACRE, RIED E OF L ***
CACH	Data Source(s) Lan My research did Data Source(s) Botl Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales w range is indicated by the ar  Summary of Sales Compar THE MARKET SALES TYPICAL MARKET-DE ABOVE GRADE AREA STYLE, SIZE, AND AG SUBSTITUTION IT W/ See Additional Comments Indicated Value by Sale Indicated Value by: Sale Indicated Value by: Sale The Sales Comparison An and the difficulty in estim	d records,MLS  X did n h assessment da research and research and research and ce(s) transfer history diusted sales. rison Approach FROM NEIC RIVED ADJI AS NOT FEA s *** ass Comparison les Comparison les Comparison allysis best re nating deprec	Kent land rec 04/15/2020 by of the ed those wi  THESE of GHBORING USTMENT AT \$40/SF E HAVE B SIBLE TO In Approach on Approach on Approach on Approach on The	y prior sale of the property subject produced by the natural subject produced by the natural subject produced by the natural subject produced by the subject prior subject	property al residue  D SALE NS WEF E UTIL ATIONA EVELO  OO A,000 of buyer Approa	and con ential set  S REFL RE SEAF IZED TO AL INFL PED, THE E SUBJE  s and set completion	of the comparable sales and VP refers to the offer history of the COMPARABLI	ere were te with the reason of the Coto the lace coloring to the coto the lace conficient on the coto the coto the lace conficient on the coto the	e prior  me & pair  roperty  1  no traine subj  PRC  HE M  DIFFI  AABLY  URRE  A SIG  ed) \$  st App  k of d  on traine subj	Kent land 04/15/202 safers of ject on si  OXIMATI OST RE ERENCE Y SIMIL NIFICAN Proach is ata with the basis	e date of sale of the reded in the municipality aparable sales (reported to the sales) process of the subject or sale tes of less than two seconds. The sale tes of less than two seconds are sale tes of less than two seconds. The sale tes of less than two seconds are sale testing are sale to the sale testing are sale test	s in the enty across to the sent multionnilion	Kent la	ale.  orior sales COMPARA  and records 2020 ibed time reasonabl  ABLE FR //ITHIN K F \$7500// DUGH VA RINCIPL ING POO  the improvement of this are the improvement of	frame e value  OM ENT ACRE, RIED E OF L ***
OACH RECOZC-	Data Source(s) Lan My research did Data Source(s) Botl Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales w range is indicated by the ar  Summary of Sales Compar THE MARKET SALES TYPICAL MARKET-DE ABOVE GRADE AREA STYLE, SIZE, AND AG SUBSTITUTION IT W/ See Additional Comments Indicated Value by Sale Indicated Value by: Sale Indicated Value by: Sale The Sales Comparison An and the difficulty in estim	d records,MLS  X did n h assessment da research and research and research and ce(s) transfer history diusted sales. rison Approach FROM NEIC RIVED ADJI AS NOT FEA s *** ass Comparison les Comparison les Comparison allysis best re nating deprec	Kent land rec 04/15/2020 by of the ed those wi  THESE of GHBORING USTMENT AT \$40/SF E HAVE B SIBLE TO In Approach on Approach on Approach on Approach on The	y prior sale of the property subject produced by the natural subject produced by the natural subject produced by the natural subject produced by the subject prior subject	property al residue  D SALE NS WEF E UTIL ATIONA EVELO  OO A,000 of buyer Approa	and con ential set  S REFL RE SEAF IZED TO AL INFL PED, THE E SUBJE  s and set completion	of the comparable sales and VP refers to the ster history of the COMPARABLI C	ere were te with the reason of the Coto the lace coloring to the coto the lace conficient on the coto the coto the lace conficient on the coto the	e prior  me & pair  roperty  1  no traine subj  PRC  HE M  DIFFI  AABLY  URRE  A SIG  ed) \$  st App  k of d  on traine subj	Kent land 04/15/202 safers of ject on si  OXIMATI OST RE ERENCE Y SIMIL NIFICAN Proach is ata with the basis	e date of sale of the reded in the municipality aparable sales (reported to the sales) process of the subject or sale tes of less than two seconds. The sale tes of less than two seconds are sale tes of less than two seconds. The sale tes of less than two seconds are sale testing are sale to the sale testing are sale test	s in the enty across to the sent multionnilion	Kent la	ale.  orior sales COMPARA  and records 2020 ibed time reasonabl  ABLE FR //ITHIN K F \$7500// DUGH VA RINCIPL ING POO  the improvement of this are the improvement of	frame e value  OM ENT ACRE, RIED E OF L ***
CACH	Data Source(s) Lan My research did Data Source(s) Botl Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales w range is indicated by the ar  Summary of Sales Compar THE MARKET SALES TYPICAL MARKET-DE ABOVE GRADE AREA STYLE, SIZE, AND AG SUBSTITUTION IT W/ See Additional Comments Indicated Value by Sale Indicated Value by: Sale Indicated Value by: Sale The Sales Comparison An and the difficulty in estim	d records,MLS  X did n h assessment da research and resea	Kent land rec 04/15/2020 by of the ed those wi  THESE of GHBORING USTMENT AT \$40/SF E HAVE B SIBLE TO  Approach on Approach of lects the s iation. The	y prior saler records  subject productions of the production of the product pr	property al reside  D SALE NS WEF E UTIL ATIONA EVELO O O O O O O O O O O O O O O O O O O	and con ential set  S REFL RE SEAF IZED TC AL INFL PED, TF E SUBJE  s and set completion the bas	of the comparable sales and VP refers to the offer history of the COMPARABLI COST APPROACH COST APPROACH (III) COST	re were te with the reason of the lace to the lace tended	e prior  me & pair  roperty  1  no traine subj  PRC  HE M  DIFFI  ABL  URRE  A SIG  ed) \$  st App  k of d  on that	Kent land 04/15/202 safers of lect on si  OXIMATI OST RE ERENCE Y SIMIL NT SALI NIFICAN  Proach is ata with the basis the repail	e date of sale of the reded in the municipality aparable sales (reported to the sales) process of the subject or sale tes of less than two sections of the subject of sale tes of less than two sections of the subject of sale tes of less than two sections of less than two section	s in the enty across to the sent multiport and the s	Kent la	ale.  orior sales COMPARA  and records 2020 ibed time reasonabl  ABLE FR //ITHIN K F \$7500// DUGH VA RINCIPL ING POO  the improvement of this are the improvement of	frame e value  OM ENT ACRE, RIED E OF L ***
CACH	Data Source(s)  My research  My research  Data Source(s)  Report the results of the  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or  The most relevant sales we range is indicated by the arm  Summary of Sales Compar  THE MARKET SALES  TYPICAL MARKET-BA  BOVE GRADE AREA  STYLE, SIZE, AND AG  SUBSTITUTION IT WA  See Additional Comments  Indicated Value by Sale  Indicated Value by: Sale  Indicated Value by: Sale  The Sales Comparison An and the difficulty in estim  This appraisal is made completed, subject following required inspect	ce(s)  transfer historer considered values are considered values a	Kent land rec 04/15/2020 ony of the red those with the second of the second on Approach on Approach on Approach on Approach on The second on T	y prior sale of the purchase o	property al reside D SALE NS WER E UTIL ATION EVELO ET THI  00 L000 of buyer Approa	and concential set  S REFL RE SEAF IZED TO AL INFL PED, THE E SUBJE  s and set ach was no completion in the bass tion that	f the comparable sales and VP refers to the offer history of the COMPARABLI C	ere were the with the same state of the same sta	e prior me & prior me & prior to the me subj  T. PRC THE M DIFFI DIFFI UURRE A SIG  st App the does	Kent land 04/15/202 and con 04/15/202 ansfers of elect on si 0XIMATI 0ST REJECT Y SIMIL NIFICAN proach is ata with ine basis the repail not required.	e date of sale of the red in the municipality aparable sales (repomparable sales (repo	s in the enty act	Kent la louis of the louis of t	ale.  comparation of the control of	frame. e value  OM ENT CCRE. RIED E OF L ***
CACH	Data Source(s)  My research  My research  Data Source(s)  Report the results of the  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or  The most relevant sales we range is indicated by the arm  Summary of Sales Compar  THE MARKET SALES  TYPICAL MARKET-BA  BOVE GRADE AREA  STYLE, SIZE, AND AG  SUBSTITUTION IT WA  See Additional Comments  Indicated Value by Sale  Indicated Value by: Sale  Indicated Value by: Sale  The Sales Comparison An and the difficulty in estim  This appraisal is made completed, subject following required inspect	ce(s)  transfer historer considered values are considered values a	Kent land rec 04/15/2020 ony of the red those with the second of the second on Approach on Approach on Approach on Approach on The second on T	y prior sale of the purchase o	property al reside D SALE NS WER E UTIL ATION EVELO ET THI  00 L000 of buyer Approa	and concential set  S REFL RE SEAF IZED TO AL INFL PED, THE E SUBJE  s and sel ach was nompletion in the bass tion that	of the comparable sales and VP refers to the offer history of the COMPARABLI COST APPROACH COST APPROACH (III) COST	ere were the with the same state of the same sta	e prior me & prior me & prior to the me subj  T. PRC THE M DIFFI DIFFI UURRE A SIG  st App the does	Kent land 04/15/202 and con 04/15/202 ansfers of elect on si 0XIMATI 0ST REJECT Y SIMIL NIFICAN proach is ata with ine basis the repail not required.	e date of sale of the red in the municipality aparable sales (repomparable sales (repo	s in the enty act	Kent la louis of the louis of t	ale.  orior sales COMPARA  and records 2020 ibed time reasonabl  ABLE FR //ITHIN K F \$7500 / A RINCIPL ING POO  developed) the improving this are the improveleted, or [	frame. e value  OM ENT CCRE. RIED E OF L ***
CACH	Data Source(s)  My research  My research  Data Source(s)  Report the results of the  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source  Analysis of prior sale or  The most relevant sales we range is indicated by the arm  Summary of Sales Compar  THE MARKET SALES  TYPICAL MARKET-BA  STYLE, SIZE, AND AG  SUBSTITUTION IT WA  See Additional Comments  Indicated Value by Sale  Indicated Value by: Sale  Indicated Value by: Sale  The Sales Comparison An and the difficulty in estim  This appraisal is made completed, subject following required inspect	ce(s)  transfer historer considered values are considered values a	Kent land rec 04/15/2020 ory of the ced those wi  THESE ( GHBORING USTMENT AT \$40/SF E HAVE B SIBLE TO  Approach on Approach on Approach intion The as is," ing repairs on the extraction of the	y prior salera subject process	property al reside  D SALE NS WEF E UTIL ATION EVELO ET THI  OO LOO of buyer Approa	and concential set  S REFL RE SEAF IZED TO AL INFL PED. THE E SUBJE  s and sel ach was re completion in the bas tion that	f the comparable sales and VP refers to the offer history of the COMPARABLI C	ere were the with the second of the lace to the lace t	e prior me & prior me & prior me & prior to the me subj	Kent land 04/15/202 safers of ect on si  OST REIERENCE Y SIMIL NIFICAN  Proach is ata with in the basis the repair not require, defined, defined, defined, defined, defined, defined	records  Proceed to the municipality of the subject or sale tes of less than two services of les	s in the enty across to the sent multiparts on the sent multiparts of the sent multiparts o	Kent la louisonal process A louisonal preserves A louisonal preser	ABLE FR //ITHIN K F \$7500/A RINCIPL ING POO in this are the improve the improv	frame. e value  OM ENT ACRE. RIED E OF L ***  sements have been subject to the

	ABOUT THE APPRAISER (DEW) My appraisal office, in Goshen, CT, is within 15 mile	s of the subject and Kent	t Town Hall. I have been appraising	ng real property			
	since 1986, with a full time practice in Litchfield County since 1991. My professional ex	perience includes court t	testimony in the Litchfield Superio	r Court, and I have			
	been on the regular roster for foreclosure assignments through that Courthouse since 1995	5. I enjoy a good workin	g relationship with local realtors,	municipal			
	employees, attorneys, bankers, and mortgage brokers in northwestern CT. My personal ap CT, although I complete most assignments within the 20 mile radius around my home offi	opraisal territory includes	s the entire geographic area of Lite s. I have appraised an average of I	00 residential			
	properties per year.	ce. In the past tive jean.	3, 1 nave appraises an average of 1	JU TUSTOURIUS			
	properties, par year.						
	APPRAISER COMPETENCY THE COMPANY SUBSCRIBES TO ALL APPROPRIA	TE MULTIPLE LISTIN	NG SERVICES AND RESEARCH	ES TOWN HALL			
	RECORDS FOR ALL ASSIGNMENTS. REPORTS ARE REVIEWED BY THE SUPER						
	ADHERENCE TO GOOD APPRAISAL PRACTICE AND U.S.P.A.P REGULATIONS.						
	- Secretary Company Co						
	Refer to attached text addenda pages and disclosure comments.						
D	We arrested the second of the	canno for analy man man le	saluda komas uhiah ara nat visibla	from the nublic			
U	MLS PHOTOS: The appraiser has reserved the right to use MLS photos if necessary. Res	h safety or seasonal cond	litions such as snow or ice which r	prohibit access or			
T	T street, images in which unknowing individuals would be present in the photos, comps with savety of seasonal conditions such as show of fee which photon access of alter the visibility of the home, or residences which the appraiser knows/suspects have been altered in some way (after the sale) in a manner that might affect the						
ò							
N	local MLS system and On-line sources. Applicable MLS photos are the most accurate dep	piction of a home at the t	ime of the sale and use of these ph	notos lend to the			
A	overall credibility of this report.						
CO							
M							
M							
E							
Ť							
S							
5							
	COST APPROAC						
	Support for the opinion of site value (summary of comparable land sales or other methods	for estimating site value)	NW				
	Support for the opinion of site value (summary of comparable land sales or other methods.  The estimated value for the subject's lot (\$130K) is extracted from improved properties it	for estimating site value) n the marketplace, suppor	rted by vacant lots sales in the gen	eral market area,			
c	Support for the opinion of site value (summary of comparable land sales or other methods.  The estimated value for the subject's lot (\$130K) is extracted from improved properties it assessment data and proportional analyses. The land to value ratio at 29% falls within a	for estimating site value) n the marketplace, support reasonable range for the	rted by vacant lots sales in the gen neighborhood. Site sizes are adjus	teral market area, ted at \$7500 per			
CO	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic	for estimating site value) n the marketplace, support reasonable range for the	rted by vacant lots sales in the gen neighborhood. Site sizes are adjus	teral market area, ted at \$7500 per			
o s	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties it assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic	for estimating site value)  In the marketplace, supporessionable range for the carea	rted by vacant lots sales in the gen neighborhood. Site sizes are adjus	ted at \$7500 per			
0	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties it assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic ESTIMATED.  REPRODUCTION OR X REPLACEMENT COST NEW	for estimating site value)  In the marketplace, supported to the case area  OPINION OF SITE VA	neighborhood. Site sizes are adjus	ted at \$7500 per			
OST	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties it assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic	for estimating site value) In the marketplace, supported to the carea  OPINION OF SITE VALUE Dwelling 1,803	neighborhood. Site sizes are adjus  ALUE	ted at \$7500 per			
S	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties it assessment data and proportional analyses. The land to value ratio at 29% falls within a lacre based on data collection and review of larger land tract trades around the geographic ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)	for estimating site value) In the marketplace, supported to the carea  OPINION OF SITE VALUE  Dwelling 1,803  BSMT 1,280	neighborhood. Site sizes are adjus  ALUE	=\$ =\$ =\$			
OST APPR	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties it assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic estimated. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult.	for estimating site value) In the marketplace, supported to the carea  OPINION OF SITE VALUE  Dwelling 1,803  BSMT 1,280  Garage/Carport	ALUE Sq. Ft. @ \$ Sq. Ft. @ \$	=\$ =\$ =\$			
OST APPRO	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties it assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data. Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached	for estimating site value) In the marketplace, supported to the carea  OPINION OF SITE VALUE  Dwelling 1,803  BSMT 1,280  Garage/Carport  Total Estimate of Cost-New	ALUE	=\$ =\$ =\$			
OST APPROAC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties it assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic estimated. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.	for estimating site value) In the marketplace, supported to the carea.  OPINION OF SITE VALUE OF SIT	ALUE Sq. Ft. @ \$ Sq. Ft. @ \$	=\$ =\$ =\$			
OST APPROA	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties it assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic estimated. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.	for estimating site value) In the marketplace, supported to the carea  OPINION OF SITE VALUE  Dwelling 1,803  BSMT 1,280  Garage/Carport  Total Estimate of Cost-New Less Physical  Depreciation	ALUE	=\$ =\$ =\$ ( )			
OST APPROAC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties it assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic estimated. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.	for estimating site value) In the marketplace, supported to the carea  OPINION OF SITE VALUE Description 1,803 BSMT 1,280  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of In	ALUE	=\$ =\$ =\$ ( ) =\$			
OST APPROAC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties it assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic estimated. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.	for estimating site value) In the marketplace, supported to the carea  OPINION OF SITE VALUE Description 1,803 BSMT 1,280  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of In	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External	=\$ =\$ =\$ ( ) =\$			
OST APPROACH	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic estimated. Reproduction or X Replacement Cost New Source of cost data. Local bldrs.  Quality rating from cost service. Avg. Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 60 Years.	for estimating site value) In the marketplace, supported to the marketplace of the marketplace, supported to the marketplace of th	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External	=\$ =\$ =\$ =\$ ( ) =\$ =\$			
OST APPROAC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic estimated. Reproduction or X replacement cost new Source of cost data. Local bldrs.  Quality rating from cost service. Avg. Effective date of cost data. 12/2019. Comments on Cost Approach (gross living area calculations, depreciation, etc.). As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 60 Years. INCOME. Approach.	for estimating site value) In the marketplace, supported to the marketplace of the marketplace, supported to the marketplace of the marketplace, supported to the marketplace of the marketplace of the marketplace, supported to the marketplace of the marketplace, supported to the marketplace of the market	ALUE Sq. Ft. @\$ Sq. Ft. @\$ Sq. Ft. @\$ Functional External  mprovements	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$			
OST APPROACH INC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data. Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 60 Years.  INCOME APPROAL Estimated Monthly Market Rent.	for estimating site value) In the marketplace, supported to the marketplace, supported to the carea  OPINION OF SITE VALUE  Develing 1,803  BSMT 1,280  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation  Depreciated Cost of It 'As-is' Value of Site It Indicated Value By CACH TO VALUE  = \$	ALUE Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional External  mprovements  mprovements  Indicated Value by Income A	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$			
OST APPROACH -ZCOM	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic estimated. Reproduction or in the subject land tract trades around the geographic estimate and subject land land land land land land land land	for estimating site value) In the marketplace, supported to the marketplace, supported to the carea  OPINION OF SITE VALUE  Develing 1,803  BSMT 1,280  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation  Depreciated Cost of It 'As-is' Value of Site It Indicated Value By CACH TO VALUE  = \$	ALUE Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional External  mprovements  mprovements  Indicated Value by Income A	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$			
OST APPROACH INC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic estimated. Reproduction or in the subject land tract trades around the geographic estimate and subject land land land land land land land land	for estimating site value) In the marketplace, supported to the carea  OPINION OF SITE VALUE  Dwelling 1,803  BSMT 1,280  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of In Indicated Value By County	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External  mprovements	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$			
OST APPROACH -ZCOME	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic estimated. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 60 Years  INCOME APPROACE Summary of Income Approach (including support for market rent and GRM). INSUFFICIE.  PROJECT INFORMATION F. Is the developer/builder in control of the Homeowners' Association (HOA)?	for estimating site value) In the marketplace, supported to the marketplace of the marketpl	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External  Improvements	=\$ =\$ =\$ =\$ =\$ Approach			
OST APPROACH -ZCOM	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data. Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019. Comments on Cost Approach (gross living area calculations, depreciation, etc.). As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 60 Years.  INCOME APPROAES.  Estimated Monthly Market Rent \$ X Gross Rent Multiplier.  Summary of Income Approach (including support for market rent and GRM). INSUFFICIE.  PROJECT INFORMATION F. Is the developer/builder in control of the Horneowners' Association (HOA)?	for estimating site value) In the marketplace, supported to the marketplace of the marketpl	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External  Improvements	=\$ =\$ =\$ =\$ =\$ Approach			
OST APPROACH -ZCOME P	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data. Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 60 Years.  Estimated Monthly Market Rent \$ X Gross Rent Multiplier.  Summary of Income Approach (including support for market rent and GRM). INSUFFICIE.  PROJECT INFORMATION F. Is the developer/builder in control of the Homeowners' Association (HOA)? Y Provide the following information for PUDS ONLY if the developer/builder is in control.	for estimating site value) In the marketplace, supported to the ma	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External  Improvements	=\$ =\$ =\$ =\$ =\$ Approach			
OST APPROACH IZCOME PUD	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic estimated. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 60 Years  INCOME APPROA Estimated Monthly Market Rent \$ X Gross Rent Multiplier.  Summary of Income Approach (including support for market rent and GRM). INSUFFICIE.  PROJECT INFORMATION F Is the developer/builder in control of the Homeowners' Association (HOA)? Y Provide the following information for PUDs ONLY if the developer/builder is in control Legal name of project.	for estimating site value) In the marketplace, supported to the ma	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External  Improvements	=\$ =\$ =\$ =\$ =\$ Approach			
OST APPROACH -ZCOME PUD IN	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic land larger land tract trades around the geographic land larger land tract trades around the geographic land land land land land land land land	for estimating site value) In the marketplace, supported to the ma	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External  Improvements	=\$ =\$ =\$ =\$ =\$ Approach			
OST APPROACH -ZCOME PUD -NF	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic estimated. The acre based on data collection and review of larger land tract trades around the geographic estimated. The acre based on data collection and review of larger land tract trades around the geographic estimated. The acre based on data collection and review of larger land tract trades around the geographic estimated. The acre based on data collection and review of larger land tract trades around the geographic estimate of the improvements exceeds the calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only) 60 Years  Estimated Monthly Market Rent \$ X Gross Rent Multiplier.  Summary of Income Approach (including support for market rent and GRM) INSUFFICIER.  PROJECT INFORMATION F  Is the developer/builder in control of the Horneowners' Association (HOA)? Y  Provide the following information for PUDs ONLY if the developer/builder is in control to the project of the project created by the conversion of existing building(s) into a PUD? Yes	for estimating site value) In the marketplace, supported to the ma	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External  Improvements	=\$ =\$ =\$ =\$ =\$ Approach			
OST APPROACH -ZCOME PUD IN	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic series are based on data collection and review of larger land tract trades around the geographic series based on data collection and review of larger land tract trades around the geographic series based on data collection and review of larger land tract trades around the geographic series based on data collection and review of larger land tract trades around the geographic series based on data collection and review of larger land tract trades around the geographic series based on data collection and review of larger land tract trades around the geographic series based on data collection and review of larger land tract trades around the geographic series based on data collection and review of larger land tract trades around the geographic series based on data collection and review of larger land tract trades around the geographic series based on data collection and review of larger land tract trades around the geographic series based on data collection and review of data land tract trades around the geographic series based on data collection and review of series based on the geographic series based on tract trades around the geographic series based on tract trades around	for estimating site value) In the marketplace, supported to the marketplace, supported to the carea.  OPINION OF SITE VALUE  Develting 1,803  BSMT 1,280  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Indicated Value By Carport  Indicated Value By Carport  TOTAL TO VALUE  = \$  NT DATA TO DEVELOP THISTORY PUDS (if applicable) is No Unit type(indicated value) in the policy of the HOA and the less No If Yes, date of contata Source(s)	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External  Indicated Value by Income A  E INCOME APPROACH  S)  Detached Attached  s subject property is an attached  Total number of units sold  Data Source(s)  Indicates are adjus	=\$ =\$ =\$ =\$ =\$ Approach			
OST APPROACH -ZCOME PUD INFORM	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic strength of the land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic strength of the large land tract trades around the geographic strength of the large land tract trades around the geographic strength of the large land tract trades around the geographic strength of large land tract trades around the geographic strength of large land tract trades around the geographic strength of large land tract trades around the geographic strength of large land tract trades around the geographic strength of large land tract trades around the geographic strength of large land tract trades around the geographic strength of large land tract trades around the geographic strength of land tract trades around the geographic strength of large land tract trades around the geographic strength of land tractitions around the geographic strength of strength of strength of land tractiting aro	for estimating site value) In the marketplace, supported to the marketplace, supported to the carea.  OPINION OF SITE VALUE  Develting 1,803  BSMT 1,280  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Indicated Value By Carport  Indicated Value By Carport  TOTAL TO VALUE  = \$  NT DATA TO DEVELOP THISTORY PUDS (if applicable) is No Unit type(indicated value) in the policy of the HOA and the less No If Yes, date of contata Source(s)	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External  Improvements	=\$ =\$ =\$ =\$ =\$ Approach			
OST APPROACH -ZCOME PUD -NFORMA	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic strength of the land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic strength of the land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic strength of the lattice of cost data. It is acreated by the geographic strength of the lattice of cost data. It is acreated by the conversion of existing based on data collection and the geographic strength of the lattice of cost data. It is acreated by the conversion of existing ballots.  Estimated Remaining Economic Life (HUD and VA only)  Estimated Monthly Market Rent \$ X Gross Rent Multiplier. Summary of Income Approach (including support for market rent and GRM) INSUFFICIE.  PROJECT INFORMATION For the developer/builder in control of the Homeowners' Association (HOA)? Y Provide the following information for PUDs ONLY if the developer/builder is in control to the developer/builder is in control to the lattice of units for sale. Total number of units for sale. Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Da Are the units, common elements, and recreation facilities complete?	for estimating site value) In the marketplace, supported to the marketplace, supported to the carea.  OPINION OF SITE VALUE  Develting 1,803  BSMT 1,280  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Indicated Value By Carport  Indicated Value By Carport  TOTAL TO VALUE  = \$  NT DATA TO DEVELOP THISTORY PUDS (if applicable) is No Unit type(indicated value) in the policy of the HOA and the less No If Yes, date of contata Source(s)	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External  Indicated Value by Income A  E INCOME APPROACH  S)  Detached Attached  s subject property is an attached  Total number of units sold  Data Source(s)  Indicates are adjus	=\$ =\$ =\$ =\$ =\$ Approach			
OST APPROACH -ZCOME PUD -NFORMAT-	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a lacre based on data collection and review of larger land tract trades around the geographic street based on data collection and review of larger land tract trades around the geographic street based on data collection and review of larger land tract trades around the geographic street based on data collection and review of larger land tract trades around the geographic street based on data collection and review of larger land tract trades around the geographic street based on data collection and review of larger land tract trades around the geographic street based on data collection and review of larger land tract trades around the geographic street land to solve the action and the geographic street land to value ratio at 29% falls within a lacre based to cost data 12/2019 (Comments of cost data 12/2019) (Comments on Cost data 12/2019) (Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only) 60 Years  INCOME APPROACE Summary of Income Approach (including support for market rent and GRM) INSUFFICIE!  Summary of Income Approach (including support for market rent and GRM) INSUFFICIE!  PROJECT INFORMATION F  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Does the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Da Are the units, common elements, and recreation facilities complete? Yes	for estimating site value) In the marketplace, supported to the ma	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External  Indicated Value by Income A  E INCOME APPROACH  S)  Detached Attached  s subject property is an attached  Total number of units sold  Data Source(s)  Indicates are adjus	=\$ =\$ =\$ =\$ =\$ Approach			
OST APPROACH -ZCOME PUD -NFORMAT-O	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data. Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019. Comments on Cost Approach (gross living area calculations, depreciation, etc.). As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 60 Years.  INCOME APPROAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier.  Summary of Income Approach (including support for market rent and GRM). INSUFFICIE.  PROJECT INFORMATION F Is the developer/builder in control of the Homeowners' Association (HOA)? Y Provide the following information for PUDs ONLY if the developer/builder is in control Legal name of project.  Total number of units rented. Total number of units for sale.  Was the project contain any multi-dwelling units? Yes No Da Are the units, common elements, and recreation facilities complete? Yes Are the common elements leased to or by the Homeowners' Association? Yes No Da Are the common elements leased to or by the Homeowners' Association? Yes No Da Are the common elements leased to or by the Homeowners' Association? Yes No Da Are the common elements leased to or by the Homeowners' Association? Yes No Da Are the common elements leased to or by the Homeowners' Association? Yes No Da Are the common elements leased to or by the Homeowners' Association? Yes No Da Are the common elements leased to or by the Homeowners' Association?	for estimating site value) In the marketplace, supported to the ma	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External  Indicated Value by Income A  E INCOME APPROACH  Sy Detached Attached  Sy St. Sq. Sq. St.	=\$ =\$ =\$ =\$ =\$ Approach			
OST APPROACH -ZCOME PUD INFORMATI	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$130K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 29% falls within a acre based on data collection and review of larger land tract trades around the geographic ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data. Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019. Comments on Cost Approach (gross living area calculations, depreciation, etc.). As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 60 Years.  INCOME APPROAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier.  Summary of Income Approach (including support for market rent and GRM). INSUFFICIE.  PROJECT INFORMATION F Is the developer/builder in control of the Homeowners' Association (HOA)? Y Provide the following information for PUDs ONLY if the developer/builder is in control Legal name of project.  Total number of units rented. Total number of units for sale.  Was the project contain any multi-dwelling units? Yes No Da Are the units, common elements, and recreation facilities complete? Yes Are the common elements leased to or by the Homeowners' Association? Yes No Da Are the common elements leased to or by the Homeowners' Association? Yes No Da Are the common elements leased to or by the Homeowners' Association? Yes No Da Are the common elements leased to or by the Homeowners' Association? Yes No Da Are the common elements leased to or by the Homeowners' Association? Yes No Da Are the common elements leased to or by the Homeowners' Association? Yes No Da Are the common elements leased to or by the Homeowners' Association?	for estimating site value) In the marketplace, supported to the ma	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External  Indicated Value by Income A  E INCOME APPROACH  Sy Detached Attached  Sy Sq.	=\$ =\$ =\$ =\$ =\$ Approach			

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

#### APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

- 20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report,
- 21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

# SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER .	SUPERVISORY APPRAISER ONLY IF REQUIRED)
Signature Cource  Name Dawn E Wicks  Company Name DAWN E WICKS APPRAISALS, LLC  Company Address 123 BRYNMOOR COURT  GOSHEN, CT 06756  Telephone Number (860) 491-9200	Signature Name & Bruce Hunter, MAI Company Name HUNTER ASSOCIATES, LLC Company Address 772 FARMINGTON AVENUE FARMINGTON, CT 06032 Telephone Number (860) 677-9646
Email Address wilkesau@optonline.net	Email Address bruceh@hunterllc.com
Date of Signature and Report 04/22/2020	Date of Signature 04/22/2020
Effective Date of Appraisal 04/15/2020	State Certification # RCG0000297
State Certification # RCR0000800	or State License #
or State License #	State CT
or Other	Expiration Date of Certification or License 04/30/2020
State CT Expiration Date of Certification or License 04/30/2020	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
22 Bald Hill Road	Did inspect exterior of subject property from street
South Kent, CT 06785	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 450,000	X Did inspect interior and exterior of subject property
CLIENT	Date of Inspection 04/15/2020
Name Attorney Michael Rybak, Jr.	COMPARABLE SALES
Company Name Attorney Michael Rybak, Jr.	Principle of the second
Company Address c/o Guion, Stevens & Rybak LLP	X Did not inspect exterior of comparable sales from street
PO Box 338 Litchfield, CT 06759	Did inspect exterior of comparable sales from streel
Email Address	Date of Inspection

		ADDIT	IONAL COMMENT	S		
Intended User	Guion, Stevens & Rybak, LLP^					
Property Address	22 Bald Hill Road				W	
City South Kent	County	Litchfield	State	CT	Zip Code	06785
Client	Attacase Makaal Pulsal. In					

# **SCOPE OF APPRAISAL**

The Client AND Intended User is defined as the Law office of Guion, Stevens & Rybak, LLP. Attorney Michael Rybak, Jr. is our point of contact in this matter. ^Other intended users would be the independent property owner(s), CT Siting Council. It is feasible the appraisal may be utilized in judicial matters in the Courts of the State of Connecticut and/or The United States.

The intended use of the appraisal is to assist with the impact study related to the proposed cell tower located in close proximity of the subject.

### NO OTHER INTENDED USE NOR USERS ARE STIPULATED.

SINCE MARCH 11, 2020, THE DATE THE WORLD HEALTH ORGANIZATION IDENTIFIED COVID-19 A PANDEMIC, THE UNITED STATES OF AMERICA HAS BEEN REACTING TO THE THREAT OF THIS WORLDWIDE VIRUS.

THE APPRAISER IS UNAWARE WHETHER ANYONE ON PREMISES OR VISITING THE SUBJECT PROPERTY IS INFECTED WITH THE COVID-19 VIRUS OR HAS COME IN CONTACT WITH ANYONE INFECTED WITH THE COVID-19 VIRUS. NO TESTS WERE CONDUCTED TO DETERMINE THE PRESENCE OF THE COVID-19 VIRUS IN THE SUBJECT. THE READER MAY REQUEST TESTING, BY TRAINED PROFESSIONAL, FOR THE PRESENCE OF THE COVID-19 VIRUS.

AT THIS TIME IT IS TOO EARLY TO DETERMINE IF ANY EFFECT ON MARKETABILITY CAN BE DISCERNED IN DIRECT OR INDIRECT RELATION TO THE COVID-19 PANDEMIC.

The appraisal is made subject to the extraordinary assumptions listed within the report. An extraordinary assumption relates to the "as is" findings as of April 15, 2020 in that the immediate neighborhood consists of improved single family residences and unimproved lightly wooded parcels of land only. While a parcel along the subject's street (Tax map 10-22-38 or Parcel ID: 1019 and Account #00007400 - opposing /westerly side of roadway and subject site) is the subject of a proposed cell tower installation, no such decision has been rendered on the matter. The extraordinary assumption relies on the parcel remaining as an undeveloped unit with prospective residential use only.

Access to the land records was limited to online services and phone conversations with municipal personnel. The Appraiser is not learned about title search nor building inspection. Mechanical and utility systems, plumbing, heating, appliances were not tested for this assignment.

Both Appraisers, Dawn E. Wicks, and R. Bruce Hunter, made a walk about the exterior of the improvements with a cursory walk through the residence, main and upper levels plus finished basement area [no surfaces were touched, no furnishings nor equipment moved; visualization was limited to open and obvious physical elements only] as of the effective date of appraisal.

# NEIGHBORHOOD BOUNDARIES

Market extends throughout Kent to neighboring and competing towns of northwestern CT/Litchfield County. Typically, Cornwall, Sharon, Washington and Warren are the foremost CT towns in this region which are reviewed for the market analysis in this market segment. For weekend/second-home buyers, the expanded market would include any similar community within a reasonable drive from the greater New York metropolitan area. The search for reasonable and representative comparable active, pending and sold properties has been undertaken with an emphasis on locational influences such as setting, historic village centers with services & conveniences, proximity to seasonal recreation (lakes, ski areas, hiking trails, etc.), theater/arts, tourist attractions & restaurants. Attempts have been made to develop sales with a similar setting and character.

### NEIGHBORHOOD DESCRIPTION

The small-town character and scenic environment draw tourists seeking respite year-round. The market segment would find property in neighboring towns similarly enticing. Most of these towns enjoy a historic village center offering municipal offices, cafes, library and conveniences. Regional public high schools, and multiple private schools service much of the community. Passive recreation opportunities abound with the proximity of the Housatonic River, lakes, and access to Land Trusts and various other nature preserves in the general neighborhood of these towns. The variety of price points within the immediate region is common to Litchfield County neighborhoods, based on land area, design and character of each individual property. No adverse locational influences were noted [see comments regarding proposed cell tower in the subject neighborhood].

#### MARKET CONDITIONS

A REVIEW OF SOLD PROPERTIES FROM SEVERAL YEARS AGO HAS BEEN MADE TO ADEQUATELY COMPLETE THIS APPRAISAL. FROM SITE VALUATION TO CONTRIBUTION OF SPECIFIC AMENITIES, ADJUSTMENT CRITERIA RELIES ON A THOROUGH INVESTIGATION OF THE MARKET AT LARGE. OFTEN, IN THIS PART OF NORTHWESTERN CT, SELLERS SWITCH REALTY OFFICES, OR AGENTS HOLD LISTINGS PRIVATELY IN-HOUSE BEFORE THE PROPERTY GOES ON THE "OPEN" MARKET THROUGH MLS. THEREFORE, THE SPECIFIC LISTING HISTORY FOR EACH PROPERTY MAY BE MISREPRESENTED, ESPECIALLY WITH REGARD TO DAYS ON MARKET AND PRICE RATIOS. MARKET CONDITIONS SUFFERED SINCE MID 2008, ALTHOUGH THE LOSSES SOFTENED DURING 2011. NO MEASURED VALUE DECLINES SINCE 2012; NO TIME ADJUSTMENTS UTILIZED IN THIS APPRAISAL.

GIVEN THE SUBJECT'S OVERALL APPEAL, AN ELONGATED MARKET TIME WOULD NOT BE REASONABLY ANTICIPATED, UNLESS UNREALISTICALLY PRICED FOR MARKET CONDITIONS. LITCHFIELD COUNTY PROPERTIES OFTEN EXPERIENCE SEASONAL EFFECTS ON REQUIRED EXPOSURE TIME. MOST HOMES ARE SOUGHT AND CONTRACTED DURING THE MONTHS FROM APRIL-OCTOBER.

# ADVERSE SITE CONDITIONS AND/OR EXTERNAL FACTORS

Private well & septic systems are typical for the area and have no impact on value or marketability. Condition of the private utilities is not known; assumed in adequate working order such that continued use and enjoyment of the residence is reasonably anticipated. All of the sales included in this

A. DIPENTIMA #220125 File No. 20041504

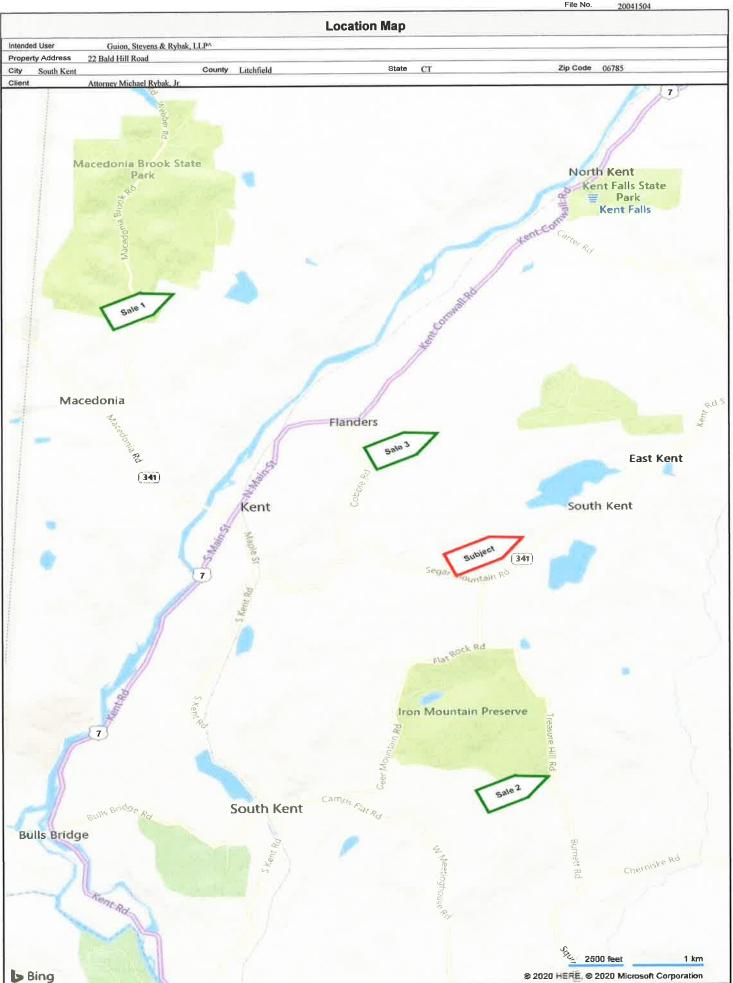
				ADDITIONAL COMMENT	s			
Intend	ed User	Guion, Stevens & Rybak, LLP^						
Prope	rty Address	22 Bald Hill Road						
City	South Kent	County	Litchfield	State	CT	Zip Code	06785	
Client		Attorney Michael Rubak Ir						

appraisal are serviced by private well and septic systems.

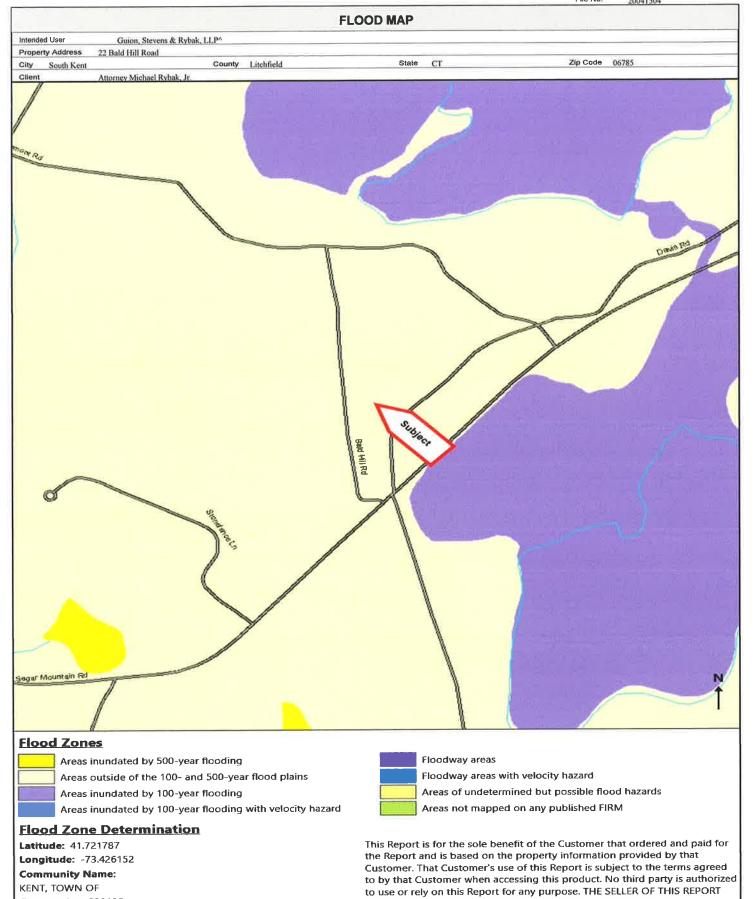
The subject topography lends itself to water views toward South Spectacle Lake. EACH OF THE HOMES INCLUDED IN THIS APPRAISAL ENJOYS SOME NATURAL VIEW/ENVIRONS; NO VIEW ADJUSTMENTS NEEDED BETWEEN THE SALES AND THE SUBJECT UNDER THE EXTRAORDINARY ASSUMPTION DEFINED ABOVE.

# SALES COMPARISON APPROACH

GIVEN UPDATES AND REMODELING, THE SALES ARE EACH CONSIDERED TO REFLECT COMPARABLE EFFECTIVE AGES, WITH SPECIFIC ADJUSTMENTS BASED ON VIRTUAL TOURS/REALTY PHOTOS AND/OR PRIMARY DATA. PROXIMITIES OF THE SALES TO THE SUBJECT ARE COMMON, GIVEN THE LIMITED ANNUAL SALES AND SPREAD OUT NATURE OF DEVELOPMENT. THE QUALITY OF THE DATA IS DEEMED RELIABLE AND ESSENTIAL FACTORS HAVE BEEN BRACKETED.



20041504 SITE PLAN Intended User Guion, Stevens & Rybak, LLP^ Property Address 22 Bald Hill Road Zip Code 06785 County Litchfield State CT City South Kent Client Attorney Michael Rybak, Jr. Ports less d'Al vert, Xolimas end repr later extratagé mells comi comicnée d'esponé l'atere d'estage d'esponée d'esponée d'esponée d'esponée d'esponée de la latere de latere de la latere de latere de la latere de la latere de latere de la latere de latere de latere de la latere de la latere de la latere de latere de la latere de la latere de la latere de latere de latere de latere de latere de la latere de la latere de la the depoted of the pion for such software, the comments of the soft that does has fair on a half such that sorted pages on a fit the care one. Types which is thought the major in the second of the second to the second the second that the second the seco Approved by Resolution of The Pluming Commission of A.L. The Toyn of Rent. re rec'on a-200, pl despectent dancel THE VENEZ Stany web Mile force With gold NEH-WENT and KEN WOOD INC P. Tanking S. P. San Jak William NAME OF FLOVE AND "DO BE BUNN SI PET DIA



Community: 090186 MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS SFHA (Flood Zone): No REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS Within 250 ft. of multiple flood zones: No FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any Map #: 0901860008B Zone: C

Panel: 0008B Panel Date: 03/04/1980

Census Tract: 2661 FIPS Code: 09005

liability to any third party for any use or misuse of this Report.

Intended User Guion, Stevens & Rybak, LLP^ Property Address 22 Bald Hill Road Zip Code 06785 County Litchfield State CT City South Kent Client Attorney Michael Rybak, Jr.

# VOL. 111 PAGE 0334

### WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

KNOW YE, THAT We, EDWARD H. LIPSON and ANN L. LIPSON of 22 Bald Hill Road, South Kent, Connecticut 06785, for the consideration of TWO HUNDRED SIXTY-FIVE THOUSAND (\$265,000.00) DOLLARS, received to our full satisfaction of ALEXANDRA DIPENTIMA of 220 Fairfield Avenue, Hartford, Connecticut 06114, do give, grant, hargain, sell and confirm unto the said ALEXANDRA DIPENTIMA:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND WITH IMPROVEMENTS THEREON LOCATED, BOUNDED AND DESCRIBED ON SCHEDULE A, ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto her, the said grantee, her heirs, successors and assigns forever, to and their own proper use and behoof.

AND ALSO, We, the said grantors, do for our heirs, executors, and administrators, covenant with the said grantee, her successors, heirs, and assigns, that at and until the ensealing of these presents, we are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

AND FURTHERMORE. We, the said grantors, do by these presents bind ourselves and our heirs, executors, and administrators forever to WARRANT AND DEFEND the above-granted and bargained premises to them the said grantee, her successors, heirs, and assigns, against all claims and demands whatsoever, except as

IN WITNESS WHEREOF, We have hereunto set our hands and scals, this 2nd day of December, in the year of our Lord nineteen hundred and ninety-six.

Signed, Scaled and Delivered in presence of

Holly E. Camon Witness as to both

William J. Manasso Witness as to both

STATE OF CONNECTICUT) ) ss.: Kent

COUNTY OF LITCHFIELD)

On this the 2nd day of December, 1996, before me, the undersigned officer, personally appeared EDWARD H. LIPSON and ANN L. LIPSON, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

LATEST ADDRESS OF GRANTEE: 220 Fairfield Avenue Hartford, CT 06114

Notary Public My Commission Expires: 08/31/99

10.55

Holly E. Cannon

C:\WPWf\\G0\RE\CD8\LLP\$\On.WAR\\112696

Intended User Guion, Stevens & Rybak, LLP^

Property Address 22 Bald Hill Road

City South Kent County Litchfield State CT Zip Code 06785

Client Attorney Michael Rybak, Jr.

# VOL. 111 PAGE 0335

#### SCHEDULE A

All that certain piece or parcel of land situated on the Northerly side of Davis Road, so-called, in the Town of Kent, County of Litchfield and State of Connecticut, shown and designated as "Lot 3 3,240 ± Acres" on a certain survey map entitled "9,300 ± Acres Subdivision Map Prepared for James E. Smith II Davis Road Kent, Connecticut Scale 1" = 50" April 1988" by Robert L. Hock, R.L.S., Revised August 12, 1988, Revised October 3, 1988, which map is recorded in the Office of the Town Clerk of the Town of Kent as Map no. 730A and to which map reference is hereby made.

Reference may also be had to a certain survey map entitled "Plot Plan Prepared For Edward H. & Ann L. Lipson Bald Hill Road and Davis Road Kent, Connecticut Scale 1" = 50' May 1995" by Robert L. Hock, R.L.S., Revised September 4, 1996 and which map is recorded in the Office of the Town Clerk of the Town of Kent as Map no. 850A and to which map reference is hereby made.

Said premises are conveyed subject to the following:

- Any and all provisions of any governmental ordinance, regulation, or law regulating and/or limiting the use of the premises.
- Taxes due to the Town of Kent, on the Grand List of October 1, 1995 and October 1, 1996, and thereafter, which taxes the Grantees herein, assume and agree to pay as part consideration herefor.
- Any riparian, drainage, or littoral rights of others, common law or statutory, in and to any stream or other body of water adjoining or passing through the premises.
  - 4. Establishment of highway lines.
  - 5. Such state of facts as a physical inspection of the premises might disclose.
  - 6. Notes, if any, shown on the above referenced survey map(s).

325. Conveyance Tax received

Town Clerk of Kent

291. So Yours of Feel
Conveyance Tax received
Town Clark of Kent

AND RECORDED BY TANKE CHELTOWN CLERK

C:\WPWIN60\RE\PROPDES|\LIPSON\PD\|12096

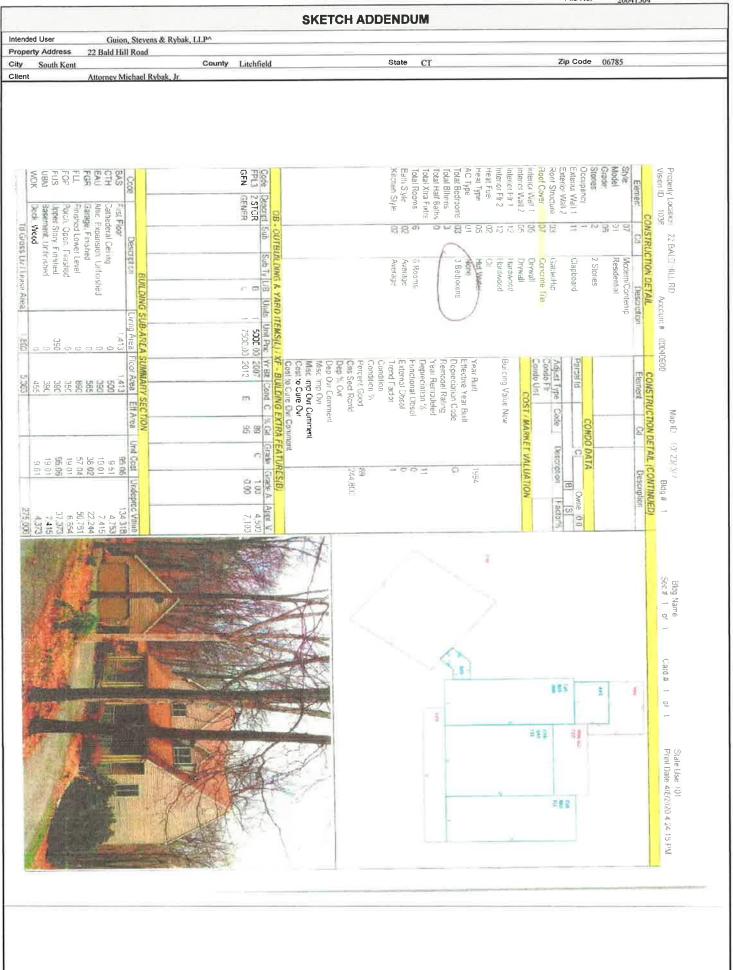


		PHOTO	OGRAPH ADDE	NDUM		
Intended User	Guion, Stevens & Rybak, LLP^					
Property Address	22 Bald Hill Road					
City South Kent	County	Litchfield	State	CT	Zip Code	06785
Client	Attorney Michael Rybak, Jr.					



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

# PHOTOGRAPH ADDENDUM

Intended User Guion, Stevens & Rybak, LLP^

Property Address 22 Bald Hill Road

City South Kent County Litchfield State CT Zip Code 06785

Client Attorney Michael Rybak, Jr.



# **COMPARABLE #1**

83 Fuller Mountain Road Kent, CT 06757

 Price
 \$450,000

 Price/SF
 187.89

 Date
 01/27/2020

 Age
 YB 1985

 Room Count
 7-2-2F

 Living Area
 2,395

Value Indication \$446,000



### **COMPARABLE #2**

165 Treasure Hill Road South Kent, CT 06785

 Price
 \$520,000

 Price/SF
 309.34

 Date
 12/16/2019

 Age
 YB 1987/Updated

 Room Count
 5-2-2F

 Living Area
 1,681

 Value Indication
 \$459,500



### **COMPARABLE #3**

92 Muller Road Kent, CT 06757

 Price
 \$450,000

 Price/SF
 220.16

 Date
 12/03/2019

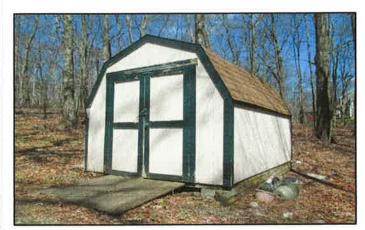
 Age
 YB 1976/Updated

 Room Count
 6-3-2F1H

 Living Area
 2,044

Value Indication \$465,000

# | Intended User | Guion, Stevens & Rybak, LLP^ | | Property Address | 22 Bald Hill Road | | City | South Kent | County | Litchfield | State | CT | Zip Code | 06785 | | Client | Attorney Michael Rybak, Jr. |





Shed - No value



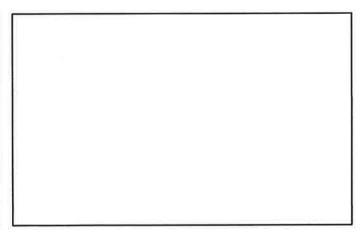




Garage Side

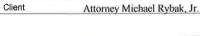
Side/Rear





View to Cell tower Parcel

#### 





Living Room



Kitchen



Dining Area



FBA Family Rm



Bath



Bath2

### **USPAP** Compliance Addendum

A, DIPENTIMA #220125 File No. 20041504

Borrower/Client Guion, Stevens & Ry	bak, LLP^	
Property Address 22 Bald Hill Road	germinan wugangsum	WARTER COMMITTEE WARTER
City South Kent	County Litchfield	State CT Zip Code 06785
Lender/Client Attorney Michael Rybak	Jr.	
APPRAISAL AND REPORT	IDENTIFICATION	
ATTIMIDAL AND INC.	(DENTITION)	
This Appraisal Report is one of the	following types:	
X Appraisal Report	This report was prepared in accordance with the requirer	ments of the Appraisal Report option of USPAP Standards Rule 2-2(a),
Restricted Appraisal Report		ments of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The
		nt, This is a Restricted Appraisal Report and the rationale for how the appraiser arrived
		not be understood properly without the additional information in the appraiser's workfile.
ADDITIONAL CERTIFICAT	ONS	
certify that, to the best of my knowled	ge and belief:	
<ul> <li>The statements of fact contained</li> </ul>	in this report are true and correct.	
The report analyses, opinion opinions, and conclusions.	is, and conclusions are limited only by the reporte	ed assumptions and are my personal, impartial, and unbiased professional analyses,
<ul> <li>I have no (or the specified) parties involved.</li> </ul>	present or prospective interest in the property that is	is the subject of this report and no (or specified) personal interest with respect to the
	at to the property that is the subject of this report	or the parties involved with this assignment,
My engagement in this ass	ignment was not contingent upon developing or repo	orting predetermined results.
* * -		prment or reporting of a predetermined value or direction in value that favors the cause
of the client, the amount of this appraisal.	the value opinion, the attainment of a stipulated resu	ult, or the occurrence of a subsequent event directly related to the intended use of
My analyses, opinions, and	conclusions were developed and this report has been	prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This consists and the	assessed in assessed once with the requirements	of Title XI of FIRREA and any implementing regulations
- I nis appraisal report was	prepared in accordance with the requirements	of file Al of Fixee and any imperiorally regulations.
PRIOR SERVICES		
V I have NOT performed se	ervices, as an appraiser or in any other capacity, regarding the	e property that is the subject of the report within the three-year period
immediately preceding acceptan		
		perty that is the subject of this report within the three-year period immediately
	signment. Those services are described in the comments belo	
PROPERTY INSPECTION	The services and described in the services and described in the services.	
	onal inspection of the property that is the subject of this report	t.
10.2004	I inspection of the property that is the subject of this report.	
APPRAISAL ASSISTANCE	TARREST TO THE PARTY OF THE PAR	
		n signing this certification. If anyone did provide significant assistance, they
	mary of the extent of the assistance provided in the report.	
Affirmed.	•	
***************************************		
ADDITIONAL COMMENTS		
		Appraiser has not performed professional duties/appraisal services at the subject
property in the past thirty six mon	ths prior to engagement of this assignment. The appr	raisal report was completed in compliance with the Appraiser Independence
Requirements (AIR) and the USP/	AP standards. The appraiser is solely responsible for	preparing the appraisal report. At no time did any employee, director, officer, or
my third party influence or attempt	to influence the development, reporting, result, nor rev	view of the appraisal. I am currently licensed or certified in the State of CT, the
tate in which the subject is located	i, and there have been no sanctions against me for any r	reason which would impair or impede my ability to perform appraisals.
BAADVETING TIME AND EV	KPOSURE TIME FOR THE SUBJECT PROPERT	v
		ing market conditions pertinent to the appraisal assignment.
X A reasonable marketing time for		ng mantet continuent permitent to the appraisal assignment.
X A reasonable exposure time for APPRAISER	or the subject property is 90-120 day(s).	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
AI I IMIVER		
	01:	NO HA
Signature (A)OAAA	L E WICHE	Signature / / / / / / / / / / / / / / / / / / /
Signature Dawn E. Wicks		Name Bruce Hunter, MAI
		Date of Signature 04/22/29/20
Date of Signature 04/22/2020		State Certification # RCG0000297
State Certification # RCR00008	·UU	or State License #
or State License #		State CT
State CT Expiration Date of Certification or	License 04/30/2020	Expiration Date of Certification or License 04/30/2020
Expiration Date of Certification of	041,002020	Supervisory Appraiser Inspection of Subject Property:
1220000000	automassa.	Did Not Exterior only from Street V Interior and Exterior

# Dawn E. Wicks Appraisals, LLC

123 Brynmoor Court Goshen, CT 06756 Office: 860.491.9200 Email: wilkesau@optonline.net

# REAL TIME STATUS:

Certified Residential Appraiser, State of Connecticut

Actively engaged in full time residential real estate appraisal practice. Independent contractor, managing and servicing client accounts, consulting, and processing residential appraisal orders from cottages to castles. Approved Appraiser with State of Connecticut, Department of Transportation.

PROFESSIONAL EXPERIENCE:

1991 to Present: Full time realty appraisal practice from my home office, covering northwestern Connecticut. Primary clients include lending institutions, attorneys, realty agents, and Litchfield Superior Court. Long-standing affiliations as a sub-contractor with multiple Connecticut based appraisal firms. Testimony in the Superior Courts of Connecticut.

1986 to 1991: Fee Appraiser/Administrative Staffer with Petrini, Kleis and Associates, Inc. of Danbury, CT. Responsible for monitoring the appraisal process - data review, recruitment, servicing, office administration and staff supervision.

EDUCATION:

BBA, WCSU, Danbury, Connecticut, 1986 - concentration in Human Resource Management Completed requisite coursework and testing for State of Connecticut Certification Seminars, workshops, and continuing education, including:

Narrative Report Writing

The Appraiser as an Expert Court Witness

The Foreclosure Process

Real Estate Law

Appraisal Law and Standards

The New Construction Niche

Owning, Selling and Appraising Older Homes

Appraising Unique, Expensive, and Trophy Homes

I subscribe to local Multiple Listing Service & conduct municipal records review for each assignment.

PERSONAL:

Co-Chairperson, Goshen Business Circle, Member since 2016, Team-leader 2018 Goshen CT Housing Trust, Board of Directors since 2019 Treasurer, Northwestern Connecticut Dog Club (NCDC) since 2011 AKC SCWK Trial Secretary, NCDC, since 2018 Ongoing dog training including Canine Nosework, K9 Agility, Obedience & Rally venues, CGC

References and Fee Structure Available Upon Request

STATE OF CONNECTICUT + DEPARTMENT OF CONSUMER PROTECTION
Be it known that

# DAWN E WICKS

has been certified by the Department of Consumer Protection as a licensed

# CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

License # RCR.0000800

Effective: 05/01/2019

Expiration: 04/30/2020

Michelle Loyell

DAWN E WICKS APPRAISALS, LLC

STATE OF CONNECTICUT + DEPARTMENT OF CONSUMER PROTECTION
Be it known that

# R BRUCE HUNTER

has been certified by the Department of Consumer Protection as a licensed

# CERTIFIED GENERAL REAL ESTATE APPRAISER

License # RCG.0000297

Effective: 05/01/2019

Expiration: 04/30/2020

Michalle Season). Convertedones

# QUALIFICATIONS OF THE APPRAISER

### R. BRUCE HUNTER, MAI

### **Professional Affiliations**

MAI member, Appraisal Institute Connecticut - Certified General Real Estate Appraiser - License No. 297 Expiration Date 4/30/20 CT Certified Revaluation Supervisor (all real property types) #824, Expiration Date 4/30/23 Qualified as an expert witness before the Federal Court and the courts of the State of Conn. Past President and on Board of Directors of the Connecticut Chapter of the Appraisal Institute Instructor for the Appraisal Institute, teaching Income Property Valuation, the National Uniform Standards of Professional Practice (USPAP) course, and other seminars

### Education

The American College:	1005
Master of Science of Financial Services	1985
Chartered Financial Consultant (ChFC)	1982
Chartered Life Underwriter (CLU)	1979
Coloate University: B.A. Economics and Social Relations	1976

### Appraisal Institute

The Appraisal Institute is the result of the January 1, 1991, unification of the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers. Completed courses that were formerly offered by AIREA and the Society are recognized by the Appraisal Institute.

Successfully completed the following courses:

- Basic Valuation Procedures (1A-2)
- Real Estate Appraisal Principles (1A-1)
  Residential Valuation (8-2) Case Studies in Real Estate Valuation (2-1)
- Standards of Professional Practice (SPPA & SPPB) And numerous other seminars
- Valuation Analysis and Report Writing (2-2)
- Capitalization Theory and Techniques (1B-1 & 1B-2)

### Work Experience

March 1984 to Present	Real Estate Appraiser and Principal of Hunter Associates, LLC. Complete narrative appraisal reports of income-producing properties, including commercial, office, and industrial buildings as well as valuation of special-purpose and residential properties. Also, complete narrative reports concerning marketability and feasibility studies; highest and best use studies; and acquisition, condemnation, estate, easement, and foreclosure valuations. Other services rendered include counseling, assessment appeals, neighborhood impact studies, appraisal review, and leasehold analyses. Formerly with Edward F. Heberger & Associates, Inc. (through August, 1995)
11/82 - 3/84	Customer Service Analyst, Marketing Department, CIGNA Corp. Conducted marketing research and enhanced system for Field Office and Senior Management, with recommendations for product development, marketing, and sales.
3/76 - 10/82	Agent, Hartford Branch Office, CIGNA Corp. Comprehensive financial planning for closely held businesses and professional clients applying advanced estate planning, business planning, and income tax planning techniques.

HUNTER ASSOCIATES, LLC

### Hunter Associates, LLC Real Estate Appraisers and Consultants 772 FARMINGTON AVENUE FARMINGTON, CONNECTICUT 06032 Phone: (860) 677-9646

Phone: (860) 677-9646 email: bruceh@hunterllc.com

# List of Property Types Appraised by R. Bruce Hunter, MAI:

- "As Is As Complete" Analyses
- Affordable Housing Developments
- Age Restricted Housing
- Agricultural Properties
- · Apartments / Multi-family housing
- Auto Salvage Yards
- · Automobile Dealerships
- Banks
- Banquet Facilities
- Bed & Breakfast Properties
- Bus Stations
- Car Wash Facilities
- Churches / Worship Facilities
- Closed Corporate HQ
- Cold Storage Facilities
- Commercial/Retail Properties
- Community Shopping Centers
- Condominium DevelopmentsConservation Gift Valuations
- · Convenience Stores
- Conversion of Apartments and Industrial
- Buildings to Condominium Ownership
- Country Estate-Type Properties
- Country Inns
- Courthouse Properties
- Dams & Reservoir Bottoms
- Day Care Centers
- Development Rights
- Dockominiums/Marinas
- Easement Valuations
- · Elderly Apartments/Condominiums
- Fair Grounds
- · Farm Land
- · Fast Food Restaurants
- Flood Plain and Pond Bottom Properties
- · Fraternal Halls / Clubs
- Gasoline Stations
- Golf Driving Ranges
- Greenhouses
- Historic PropertiesHorse Barns / Stables
- Hospitals

- Industrial Mills
- Industrial Properties
- Land Leases
- Landfills
- Large Acreage Parcels
- Leasehold Estates
- · Lumber Yards
- Marinas / Boat Yards
- · Medical, Industrial, Office Condos
- Mini Storage Facilities
- Mobile Home Parks
- · Motel / Hotels
- Municipal Properties
- · Neighborhood Impact Studies
- Nursery Farms
- Office Properties
- Polo Grounds
- · Railroad right-of-ways
- Private and Public School Facilities
- Prospective Valuations
- Reservoirs
- Residential Subdivisions
- Restaurants
- Retrospective Valuations
- Riparian Land / Rights
- Rooming Houses
- Sand and Gravel Pits / Rock Quarries
- Senior Housing Developments
- Special Purpose Properties
- Sports and Health Clubs
- Tank Farms
- Theaters
- · Truck Stops
- Truck Terminals
- Veterinarian Clinics
- Waterfront Properties
- Wetlands
- YMCA Buildings
- One Property appraised included: 47 parcels - 1,400 acres; 2 Commercial Buildings; 1 Industrial Building

HUNTER ASSOCIATES, LLC



### **APPRAISAL REPORT**

OF THE REAL PROPERTY LOCATED AT

25 Bald Hill Road South Kent, CT 06785

for

Attorney Michael Rybak, Jr. c/o Guion Stevens & Rybak LLP PO Box 338 Litchfield, CT 06759

as of

04/15/2020

by

Dawn E. Wicks and R. Bruce Hunter, MAI

File # 20041502

	_	The second of this	summary appraisal re	and ic to	provide the client w	with an accura	e and adequate	w supported on	inion of the mark	et value e	of the subject to	operty
-	7	and the second	all the same of the same of the	POIL IS 10	Provide the Cheff W	un accula			State CT		Zip Code 06785	
1			Sald Hill Road			d Lines & F	City South Ke	The same of the sa	Construction (CAS)	G.A.I	-p 0000 00/85	
		Owner Melanie D. Ou	7	100	Intende	a User Guio	n, Stevens & Rybak,	LLP	County Litch	neid		
		A STATE OF THE PARTY OF THE PAR	t: rec v186, p695, rec 5/20	- V. 2 -						±35000000000		
S		Assessor's Parcel #10	/22/39, Vision ID: 1020, A	ecount #0000	07900		Tax Year 2018		R, E, Taxes	The Late of the Control of the Control	ACCOMPANY	
ū		Neighborhood Name	Segar Mtn/Bald Hill/So	uth Kent			Map Reference	Tax map 10	Ce	nsus Tract	2661	
В	C	Occupant X Owne	The state of the s	cant	Special Assess	ments \$n/a		PUD	HOA \$n/a		per year	per month
Ę	F	Property Rights Appraise	ed X Fee Simple		Leasehold	Other (describe)						
c			luation regarding impact, o	lack thereo	F caused by cell tower or	oximity See nar	rative					
T		720 NACON	30 00 m 1500 00	HOCK HICKO	Altered and the second		Stevens & Rybak Ll	P. PO Boy 338 1 i	tchfield CT 06759			
1		71110111147111114	hael Rybak, Jr. currently offered for a							ient2	Yes X No	
					the state of the s	4-07-17K-1	eive months prior	to the enective	date of the appre	isair.	Tes A No	
	F	Report data source(s)	used, offering price(s	), and dat	e(s). smartMLS.com, o	owner						
_	₽											
c	ŀ	did dic	not analyze the contra	act for sale	for the subject purch	hase transaction	n. Explain the re	sults of the analy	sis of the contract	for sale	or why the analys	is was not
0		performed.		_								
N												
ľΤ		Contract Price \$	Date of Contract		Is the proper	rty seller the o	wner of public rec	ord? Yes	No Data	Source(s)		
R		s there any financial	assistance (loan char	ies, sale	concessions, gift or	downpayment	assistance, etc.) t	to be paid by a	any party on beha	If of the	client? Yes	No
A	1		I dollar amount and de									
C		i res, report the total	I dollar amount and di	SOURCE THE	items to be paid.							
T	$\vdash$											
-	+	autoria de la companya de la compa	790 2001110000000000			100000000000000000000000000000000000000	Caronia Morria Andri					
	Ľ		e racial compositi	on of the					i	20192020		District St.
N	L	Neighborhoo	od Characteristics			One-Unit Hou	ising Trends		One-Unit Ho	using	Percent Lane	Use %
E		ocation Urban	X Suburban	Rural	Property Values	Increasing	X Stable	Declining	PRICE	AGE	One-Unit	40.0 %
\ī		Built-Up Over 75	% X 25-75%	Under 25%	Demand/Supply	Shortage	X In Balance	Over Supply	\$(000)	(yrs)	2-4 Unit	1.0 %
G		Growth Rapid	X Stable	Slow	Marketing Time	Under 3 mths	X 3-6 mths	Over 6 mths	165 Low	5	Multi-Family	%
H			es NORTH OF NEV			PEN SOUTI	I OF CARTER E	ROAD	3,500 High	250	Commercial	1.0 %
В						(KEN, 30011	I OF CARTER	COAD	450 Pred.	45		58.0 %
0	-		** See Additional Con	***************************************		- Programme and the same	attribution of the same of the	250.000/07/1000 to 1000 to 100				30,0 70
R			on OTHER LAND U									
H	se	rvices and employme	ent centers toward Lite	hfield or	Hartford for full-tim	e residents. A	Iternately, this p	art of Litchfield	County is attract	ive to sec	ond-home buyer	
0		awn from the New Y	ork metropolitan area	*** See	Additional Commen	ts ***						
0		Market Conditions (inc	cluding support for the	above c	onclusions) Interest	t rates remain	attractive to hom	e buyers. Great	test emphasis is g	ven to sa	les which closed	
١٦	w	ithin 6 months of the	appraisal, although s	iles have l	seen considered from	n early 2018 d	ue to limited trul	y similar closed	data in this mark	et *** S	ee Additional	
	11 77 7	omments ***	approved a second			A						
		Dimensions Refer to dec	of or the man		Δ	Area 1.5 Acres		Shape Irregul	ar Polyeon	View L	rWds	
		Specific Zoning Classific					Residential, single fa				1,71,969.	
	1			! N	nforming (Grandfathere		No Zoning		describe)			
		Zoning Compliance						The same of the sa		la: dagadh		
			use of the subject proper					sent use? X 1	es No III	lo, describ	e	
	-		d best use is as is, with con-	ideration of				Samplicates		MOS - 1227/11/05/7		
S	1	Utilities Public	Other (describe)		Publ	lic Other (d	lescribe)		e Improvement	sType		Private
1	E	Electricity X			Nater	X We	ll-typical	Street	Asphalt		X	
T		lectricity A					Marie					
		Gas	X Propane		Sanitary Sewer	X Ser	tic-typical	Alley	None			
E	-	100.000			Sanitary Sewer o FEMA Flood Zo		tic-typical	Alley No. 0901860008B		FEI	MA Map Date 03/0	1/1980
E	F	Gas FEMA Special Flood		s X N	o FEMA Flood Zo		tic-typical FEMA Map			FEI	MA Map Date 03/0	4/1980
E	F	Gas FEMA Special Flood Are the utilities and o	Hazard Area Ye	X N	o FEMA Flood Zo e market area?	one C	rtic-typical FEMA Map s No. If N	No. 0901860008B o, describe			MA Map Date 03/0	1/1980
E	F	Gas FEMA Special Flood Are the utilities and o Are there any advers	Hazard Area Ye off-site improvements ty e site conditions or e	s X N pical for th external fac	o FEMA Flood Zo e market area? tors (easements, enc	one C X Yes	FEMA Map  FEMO If No. If Novironmental condi	No. 0901860008B lo, describe itions, land uses	, etc.)? Yes	X No	If Yes, describe	1/1980
E	F	Gas  FEMA Special Flood  Are the utilities and of  Are there any advers  O ADVERSE EASE!	Hazard Area Yes  Iff-site improvements ty e site conditions or e MENTS, USES NOR	S X N  Dical for the  Atternal fact  ENVIRON	o FEMA Flood Zo e market area? tors (easements, enc MENTAL CONDIT	X Yes	FEMA Map  FEMA Map  No. If N  nvironmental condi	No. 0901860008B lo. describe ilions, land uses CORDS SEARC	, etc.)? Yes	X No	If Yes, describe	1/1980
E	F	Gas  FEMA Special Flood  Are the utilities and of  Are there any advers  O ADVERSE EASE!	Hazard Area Ye off-site improvements ty e site conditions or e	S X N  Dical for the  Atternal fact  ENVIRON	o FEMA Flood Zo e market area? tors (easements, enc MENTAL CONDIT	X Yes	FEMA Map  FEMA Map  No. If N  nvironmental condi	No. 0901860008B lo. describe ilions, land uses CORDS SEARC	, etc.)? Yes	X No	If Yes, describe	4/1980
E	F	Gas  FEMA Special Flood  Are the utilities and o  Are there any advers  O ADVERSE EASE  pography affords ade	Hazard Area Ye- off-site improvements ty e site conditions or e MENTS, USES NOR equate site utility. Lig	S X N  Dical for the  Atternal fact  ENVIRON	o FEMA Flood Zo e market area? tors (easements, enc MENTAL CONDIT	X Yes	FEMA Map  FEMA Map  No. If N  nvironmental condi	No. 0901860008B lo, describe ilions, land uses CORDS SEARC	, etc.)? Yes	X No	If Yes, describe FE. Rolling	1/1980
E	F A N to	Gas  FEMA Special Flood  Are the utilities and of  Are there any advers  O ADVERSE EASE  pography affords ade  General Description	Hazard Area Ye- off-site improvements ty, e site conditions or e MENTS, USES NOR equate site utility. Ligoription	s X N  pical for the termal factor  ENVIRON  the twoods	o FEMA Flood Zo e market area? tors (easements, enc MENTAL CONDIT enhance privacy. **	one C  X Yes  roachments, er  TIONS NOTE  * See Additio	FEMA Map  S No. If N  nvironmental condi  D AT LAND RE  nal Comments.**	No. 0901860008B lo, describe litions, land uses CORDS SEARC	, etc.)? Yes	X No	if Yes, describe FE. Rolling material	s/condition
E	F A N to	Gas  FEMA Special Flood  Are the utilities and of the any adverse of ADVERSE EASE  pography affords add  General Description  Juiks X One C	Hazard Area Ye- off-site improvements ty e site conditions or e MENTS, USES NOR equate site utility. Lig	S X N Dical for the termal face ENVIRON that woods	o FEMA Flood Zo e market area? tors (easements, enc MENTAL CONDIT enhance privacy. **  Foundation crete Slab Ci	one C  X Yes  roachments, en  TIONS NOTE  * See Additio	FEMA Map  S No. If N  nvironmental condi  D AT LAND RE  nal Comments **  Exterior Description  Foundation Walls	No. 0901860008B to, describe titions, land uses CORDS SEARC   on mi Concrete/Avg	, etc.)? Yes	X No	If Yes, describe FE Rolling material Wood,Tile/Avg	s/condition
E	F A A A A A A A A A A A A A A A A A A A	Gas  FEMA Special Flood  Are the utilities and of the there any advers  O ADVERSE EASE  pography affords add  General Description  July 15 August	Hazard Area Ye.  off-site improvements ty, e site conditions or e MENTS, USES NOR equate site utility. Ligoription One with Accessory Unit	X Notical for the Atternal factor of the Atternal factor of the Atternal factor of the Atternation of the At	o FEMA Flood Zo e market area? tors (easements, enc. MENTAL CONDIT enhance privacy. **  Foundation crete Slab Ci Basement X Pa	one C  X Yes roachments, er FIONS NOTE * See Addition rawl Space artial Basement	FEMA Map  S No. If N  nvironmental condi  D AT LAND RE  nal Comments **  Exterior Description  Foundation Walls	No. 0901860008B to, describe titions, land uses CORDS SEARC  ton macconcrete/Avg Vert Wood/Avg	, etc.)? Yes	X No	If Yes, describe FE. Rolling material Wood, Tile/Avg Wd, Shtrck/Avg	s/sondition
E	F A A No.	Gas  FEMA Special Flood  Are the utilities and of the any adversed the pography affords addressed to the pography addressed to the	Hazard Area Ye- off-site improvements by e site conditions or e MENTS, USES NOR equate site utility. Lig- cription one with Accessory Unit	S X N  S	o FEMA Flood Zo e market area? tors (easements, enc MENTAL CONDIT enhance privacy. **  Foundation crete Slab Ci Basement X Pa	roachments, er TIONS NOTE See Addition rawl Space artial Basement 1,436 sq. ft.	FEMA Map  s No. If N  vivronmental condi  D AT LAND RE  nal Comments **  Exterior Descripti  Foundation Walls  Exterior Walls  Roof Surface	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  on mi Concrete/Avg Vert Wood/Avg Asph Shng/Avg	, etc.)? Yes	Modern SITE Interior Floors Walls Trim/Finis	If Yes, describe FE Rolling  material  Wood, Tile/Avg  Wd, Shtrck/Avg  sh Wd/Ayg	s/condition
E	F F A A No.	Gas  FEMA Special Flood Are the utilities and of Are there any advers O ADVERSE EASE pography affords ade  General Designation For Stories 1.5 Type X Det A X Existing Prop	Hazard Area Ye- off-site improvements by e site conditions or e MENTS, USES NOR equate site utility. Lig- pription One with Accessory Unit oned Under Const.	S X N  S X N  S X N  S X N  S X N  S X CON  S X CON  S X CON  Basement  Basement	o FEMA Flood Zo e market area? tors (easements, enc MENTAL CONDIT enhance privacy. **  Foundation crete Slab Cit Basement X Pa t Area	one C  X Yes roachments, er FIONS NOTE * See Addition  rawl Space artial Basement 1,436 sq. ft. 83 %	FEMA Map  FEMA Map  No. If N  Normental condi  D AT LAND RE  nal Comments **  Exterior Descripti  Foundation Walls  Exterior Walls  Roof Surface  Gutters & Downs	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin	, etc.)? Yes H OR WALK AF	Interior Floors Walls Trim/Finis	If Yes, describe FE Rolling  material  Wood, Tile/Avg  Wd, Shtrck/Avg sh Wd/Avg  or Tile, Wd	s/condition  Oual  Avg
E	F F A A No.	Gas  FEMA Special Flood Are the utilities and of Are there any advers O ADVERSE EASE pography affords ade  General Designation For Stories 1.5 Type X Det A X Existing Prop	Hazard Area Ye- off-site improvements by e site conditions or e MENTS, USES NOR equate site utility. Lig- cription one with Accessory Unit	S X N plocal for the stemal fact ENVIRON that woods  X Con Full Basement X Outs	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy **  Foundation  crete Slab Ci Basement X Pa t Area t Finish side Entry/Exit	roachments, er TIONS NOTE See Addition rawl Space artial Basement 1,436 sq. ft.	FEMA Map  S No. If N  vironmental condi  D AT LAND RE  nal Comments **  Exterior Description  Foundation Walls  Exterior Walls  Roof Surface  Gutters & Downs  Window Type	No. 0901860008B lo. describe litions, land uses CORDS SEARC  *  on m Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites	, etc.)? Yes H OR WALK AF	Interior Floors Walls Trim/Finis Bath Floo	If Yes, describe FE Rolling  material Wood Tile/Avg Wd/Shtrck/Avg sh Wd/Avg or Tile,Wd nscot Tile,Fbr	s/eondition  Oual  Avg
E	F F A A A A A A A A A A A A A A A A A A	Gas  FEMA Special Flood Are the utilities and of Are there any advers O ADVERSE EASE pography affords ade  General Designation For Stories 1.5 Type X Det A X Existing Prop	Hazard Area Ye- off-site improvements by e site conditions or e MENTS, USES NOR equate site utility. Lig- pription One with Accessory Unit oned Under Const.	S X N  S X N  S X N  S X N  S X N  S X CON  S X CON  S X CON  Basement  Basement	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy **  Foundation  crete Slab Ci Basement X Pa t Area t Finish side Entry/Exit of Infestation	one C  X Yes roachments, er TIONS NOTE * See Addition  rawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump	FEMA Map  FEMA Map  No. If N  Normmental condition  AT LAND RE  Toundation Walls  Exterior Description  Foundation Walls  Exterior Walls  Exterior Walls  Roof Surface  Gutters & Downs,  Window Type  Storm Sash/Insula	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  con m Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites	, etc.)? Yes H OR WALK AF	Interior Floors Walls Trim/Finis Bath Floo Bath Wai	if Yes, describe FE Rolling  material  Wood Tile/Avg Wd,Shtrck/Avg sh Wd/Avg or Tile,Wd nscot Tile,Fbr age None	S/condition  Oual  Avg
E	to	Gas  FEMA Special Flood  Are the utilities and of the any advers  O ADVERSE EASE!  pography affords add  Units X One C  of Stories 1,5  Type X Det A  X Existing Proposition (Style) Cuton	Hazard Area Ye-  Off-site improvements by e site conditions or e MENTS, USES NOR equate site utility. Ligoription One with Accessory Unit  one with S-Det/End Unit oned Under Const.	s X Noical for the stemal factor of the stemal fact	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy **  Foundation  crete Slab Ci Basement X Pa t Area t Finish side Entry/Exit	one C  X Yes roachments, er TIONS NOTE * See Addition  rawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump	FEMA Map  S No. If N  vironmental condi  D AT LAND RE  nal Comments **  Exterior Description  Foundation Walls  Exterior Walls  Roof Surface  Gutters & Downs  Window Type	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites, ated Yes Yes	, etc.)? Yes CH OR WALK AF  aterials/condition	Interior Floors Walls Trim/Finis Bath Floo	If Yes, describe IFE Rolling    material     Wood Tile/Avg     Wd Shrte/Avg     Wd/Ayg     Sh	s/eondition  Oual  Avg
E	No to	Gas  FEMA Special Flood  Are the utilities and of Are there any advers  O ADVERSE EASE!  pography affords ade  General Desc.  Units X One C.  Fof Stories 1,5  Type X Det A.  X Existing Proposign (Style) Cntm.  Year Built 1975	Hazard Area Ye-  Off-site improvements by e site conditions or e MENTS, USES NOR equate site utility. Ligoription One with Accessory Unit  one with S-Det/End Unit oned Under Const.	s X Noical for the stemal factor of the stemal fact	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy **  Foundation  crete Slab Co Basement X Pa t Area t Finish side Entry/Exit of Infestation	one C  X Yes roachments, er TIONS NOTE * See Addition  rawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump	FEMA Map  S No. If N  Nivironmental condi  D AT LAND RE  nal Comments **  Exterior Description  Foundation Walls  Exterior Walls  Exterior Walls  Roof Surface  Gutters & Downs;  Window Type  Storm Sash/Insuli  Screens	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites, ated Yes Yes	, etc.)? Yes H OR WALK AF	Interior Floors Walls Trim/Finis Bath Floo Bath Wai	if Yes, describe FE Rolling  material  Wood Tile/Avg Wd Shrrck/Avg sh Wd/Avg or Tile,Wd nscot Tile,Fbr age None reway # of Cars	S/condition  Oual  Avg
E	F F A A A A A A A A A A A A A A A A A A	Gas  FEMA Special Flood Are the utilities and of Are there any advers  O ADVERSE EASE  pography affords ade  General Description  For Stories 1.5  Type X Det A  X Existing Proposing (Style)  Cest Built 1975  Effective Age (Yrs) 2	Hazard Area Ye-  off-site improvements by e site conditions or e MENTS, USES NOR equate site utility. Lig- cription one with Accessory Unit  one with S-Det/End Unit cosed Under Const.  one Barn	s X Noted for the stemal factor of the stemal facto	o FEMA Flood Zo e market area? tors (easements, enc MENTAL CONDIT enhance privacy. **  Foundation crete Slab Co Basement X Pa t Area t Finish side Entry/Exit of Infestation spness Settleme FWA X HWBI	one C  X Yes roachments, er TIONS NOTE * See Addition  rawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump	FEMA Map  S No. If N  Normental condi  D AT LAND RE  nal Comments **  Exterior Description  Foundation Walls  Exterior Walls  Exterior Walls  Roof Surface  Gutters & Downs,  Window Type  Storm Sash/Insult  Screens	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites/ ated Yes Yes	, etc.)? Yes CH OR WALK AF  aterials/condition	Interior Floors Walls Trim/Finis Bath Floo Bath Wai Car Stora X Driv	If Yes, describe FE. Rolling  material Wood Tile/Avg Wd Shtre/Avg sh Wd/Avg or Tile,Wd nscot Tile,Fbr age None veway # of Cars Surface Gravel	S/condition  Oual  Avg
IM	F	Gas  FEMA Special Flood Are the utilities and of Are there any advers O ADVERSE EASE Opporaphy affords ade  General Description For Stories 1,5 Type X Det. A X Existing Proposition (Style) County Year Built 1975  Effective Age (Yrs) 2 Attic	Hazard Area Ye-  off-site improvements by e site conditions or e  MENTS, USES NOR equate site utility. Lig-  cription one with Accessory Unit  txt. S-Det/End Unit txts. Under Const.  one Barn  O  None	s X Noted for the stemal factor of the stemal facto	o FEMA Flood Zo e market area? tors (easements, enc MENTAL CONDIT enhance privacy. **  Foundation crete Slab Co Basement X Pa t Area t Finish side Entry/Exit of Infestation spness Settleme FWA X HWBI	rawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump  nt B Radiant Oil	FEMA Map  S No. If N  Norronmental condition  D AT LAND RE  nal Comments **  Exterior Descripti  Foundation Walls  Exterior Walls  Roof Surface  Gutters & Downs;  Window Type  Storm Sash/insuli  Screens  Amenities	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites ated Yes Yes  # 2 F	, etc.)? Yes CH OR WALK AF  aterials/condition  hum /Avg	Interior Floors Walls Bath Floo Car Stora X Drive Driveway X Gar	If Yes, describe FE. Rolling  material Wood Tile/Avg Wd Shrrek/Avg sh Wd/Avg or Tile, Wd nscot Tile, Fbr age None reway # of Cars Surface Gravel	S/condition  Oual  Avg  il/Avg
I M	F A A A A A A A A A A A A A A A A A A A	Gas  FEMA Special Flood Are the utilities and of Are there any advers O ADVERSE EASE Apparaphy affords ade  General Description For Stories 1.5 Type X Det. A X Existing Proposign (Style) Control Year Built 1975 Effective Age (Yrs) 2 Attic	Hazard Area Ye- off-site improvements by e site conditions or e MENTS, USES NOR equate site utility. Lig- cription one with Accessory Unit tut. S-Det/End Unit tut. S-Det/End Unit tut. Under Const. one Barn  None Stairs	s X Noted for the stemal factor of the stemal facto	o FEMA Flood Zo e market area? tors (easements, enc MENTAL CONDIT enhance privacy. **  Foundation crete Slab Basement X Pa t Area I Finish side Entry/Exit of Infestation upness Settleme. FWA X HWBB er Fuel Central Air Condit	rawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump  nt B Radiant Oil	FEMA Map  S No. If N  Norronmental condition  D AT LAND RE  nal Comments **  Exterior Descripti  Foundation Walls  Exterior Wa	No. 0901860008B	, etc.)? Yes CH OR WALK AF  aterials/condition  Avg  JoodStove(s)# J  ence None	Interior Floors Walls Bath Floo Car Stora X Drive Driveway X Gar	If Yes, describe FE. Rolling  wood Tile/Avg Wd.Shrte/Avg or Tile, Wd nscot Tile, Fbr None reway # of Cars Surface Gravel age # of Cars	S/condition  Oual  Avg  il/Avg
I M P R	# to	Gas  FEMA Special Flood Are the utilities and of Are there any advers O ADVERSE EASE Appography affords ade  General Description For Stories 1,5  Type X Det A Year Built 1975  Effective Age (Yrs) 2  Attic Drop Stair Floor Finished	Hazard Area Ye- off-site improvements by e site conditions or e MENTS, USES NOR equate site utility. Lip cription One with Accessory Unit tutt. S-Det/End Unit cosed Under Const. one Barn  None Stairs X Scuttle Heated	s X Notes of the state of the s	o FEMA Flood Zo e market area? lors (easements, enc MENTAL CONDIT enhance privacy. **  Foundation crete Slab Basement X Pa t Area t Finish side Entry/Exit of Infestation upness Settleme. FWA X HWBB er Fuel Central Air Condit	rawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump  nt B Radiant Oil	FEMA Map  S No. If N  No.	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites ated Yes Yes  # 2  # 2  F Wd X P Re X C	, etc.)? Yes CH OR WALK AF  aterials/condition  Avg  /oodStove(s)# I ence None orch Enc	Interior Floors Walls Trim/Finis Bath Floor X Driv Driveway X Gar Car	material Wood Tile/Avg Wd/Argshrek/Avg shr Tile,Wd nscot Tile,Fbr age None reway # of Cars Surface Gravel rage # of Cars port # of Cars	S/condition  Oual  Avg  b/Avg  6
I M P R O	to to	Gas  FEMA Special Flood Are the utilities and of Are there any advers O ADVERSE EASE pography affords ade  General Designation For Stories 1,5 Type X Det A X Existing Propuesign (Style) Cuta Year Built 1975  Effective Age (Yrs) 2  Attic Drop Stair Floor Finished  Appliances Refrig	Hazard Area Ye- off-site improvements tyle site conditions or e MENTS, USES NOR equate site utility. Lig- cription One with Accessory Unit tutt. S-Det/End Unit cosed Under Const. one Barn  None Stairs X Scuttle Heated gerator X Range/Ove	s X Noiceal for the Aternal factor of the At	o FEMA Flood Zo e market area?  lors (easements, enc MENTAL CONDIT enhance privacy, **  Foundation  crete Slab Basement X Pa t Area t Finish side Entry/Exit of Infestation ppness Settleme FWA X HWBt er Fuel Central Air Condit didual O shwasher Dispos	one C  X Yes roachments, er rIONS NOTE * See Additio  rawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump  nt B Radiant Oil cloning ther None sat Microw	FEMA Map  S No. If N  No.	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites ated Yes Yes  # 2 F Wd X P Ne X Copyer Other	, etc.)? Yes CH OR WALK AF  aterials/condition  Avg  WoodStove(s)# J  ence None orch Enc other Sheds r (describe)	Interior Floors Walls Trim/Finis Bath Floo Bath Wail Car Stora X Driv Driveway X Gar Can Att.	material Wood,Tile/Avg Wd,Shrrck/Avg sh Wd/Avg or Tile,Wd onscot Tile,Fbr age None reway # of Cars Surface Gravel rage # of Cars port # of Cars X Det.	S/condition  Oual Avg ch/Avc 6 2
I M P R O V	# to	Gas  FEMA Special Flood  Are the utilities and of the are any advers  O ADVERSE EASE!  pography affords ade  General Desc.  Julits X One Company of the are any advers  General Desc.  Julits X One Company of the are are are are are are are are are ar	Hazard Area Ye  Iff-site improvements by  e site conditions or e  MENTS, USES NOR  equate site utility. Lip  cription  One with Accessory Unit  att. S-Det/End Unit  cosed Under Const.  ap Barn  O  None  Stairs  X Scuttle  Heated  gerator X Range/Over  grade contains:	s X Notes of the state of the s	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy **  Foundation crete Slab Ci Basement X Pa t Area t Finish side Entry/Exit of Infestation npness Settleme FWA X HWBB er Fuel Central Air Condit didual O shwasher Dispos	one C  X Yes roachments, er TIONS NOTE  * See Additio  rawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump  nt B Radiant Oil dioning ther None sat Microw 4 Bedrooms	FEMA Map  S No. If N  Exterior Description  Exterior Description  Exterior Walls  Exterior Bescription  Exterior Description  Exterior Walls  Exterior Walls  Exterior Walls  Exterior Description  Exterior Description	No. 0901860008B lo. describe litions, land uses CORDS SEARC  *  con m.  Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites ated Yes Yes  # 2 Fr Wd X P No. 000 Per Other 2,305 S	, etc.)? Yes CH OR WALK AF  aterials/condition  Avg  WoodStove(s)# I  ence None orch Enc other Sheds r (describe)  Square Feet of Gr	Interior Floors Walls Bath Floo Bath Wails Car Stora X Driveway X Gar Att.	material Wood Tile/Avg Wd/Avg or Tile, Wd nage None reway # of Cars Surface Gravel age # of Cars X Det.  Area Above Gra	S/condition  Oual Avg ch/Avc 6 2
I M P R O	F A A A A A A A A A A A A A A A A A A A	Gas  FEMA Special Flood  Are the utilities and of the are any advers  O ADVERSE EASE!  pography affords ade  General Desc.  Julits X One C.  Fof Stories 1,5  Type X Det A.  X Existing Prop.  Design (Style) Cuta  Year Built 1975  Effective Age (Yrs) 2  Attlic Drop Stair  Floor  Finished  Appliances Refrig  Finished area above  Additional features (\$6.	Hazard Area Ye-  Iff-site improvements by e site conditions or e  MENTS, USES NOR  Equate site utility. Lip  Interpretation  One with Accessory Unit  Int. S-Det/End Unit  Int. S	s X Noicel for the Atternal factor of the Att	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy **  Foundation crete Slab Ci Basement X Pa t Area t Finish side Entry/Exit of Infestation npness Settleme FWA X HWBt or Fuel Central Air Condit didual Ooshwasher Dispos	one C  X Yes roachments, er TIONS NOTE  * See Additio  rawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump  nt B Radiant Oil dioning ther None sat Microw 4 Bedrooms	FEMA Map  S No. If N  Exterior Description  Exterior Description  Exterior Walls  Exterior Bescription  Exterior Description  Exterior Walls  Exterior Walls  Exterior Walls  Exterior Description  Exterior Description	No. 0901860008B lo. describe litions, land uses CORDS SEARC  *  con m.  Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites ated Yes Yes  # 2 Fr Wd X P No. 000 Per Other 2,305 S	, etc.)? Yes CH OR WALK AF  aterials/condition  Avg  WoodStove(s)# I  ence None orch Enc other Sheds r (describe)  Square Feet of Gr	Interior Floors Walls Bath Floo Bath Wails Car Stora X Driveway X Gar Att.	material Wood Tile/Avg Wd/Avg or Tile, Wd nage None reway # of Cars Surface Gravel age # of Cars X Det.  Area Above Gra	S/condition  Oual Avg ch/Avc 6 2
I MPROVEME	to to	Gas  FEMA Special Flood  Are the utilities and of Are there any advers  O ADVERSE EASE  pography affords add  General Descriptions  Julits X One Companies  For Stories 1.5  Type X Det. A  X Existing Propositing Propositing Propositing Propositing Propositing Propositing Propositions  Finished Appliances Refrig.  Additional features (sections and exposed by the Additional featur	Hazard Area Ye-  off-site improvements by e site conditions or e  MENTS, USES NOR  equate site utility. Light  one with Accessory Unit  one with A	s X Noicel for the Atternal factor of the Att	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy **  Foundation crete Slab Ci Basement X Pa t Area t Finish side Entry/Exit of Infestation appress Settleme FWA X HWBt or Fuel Central Air Condit didual Dispos tooms A	one C  X Yes roachments, er TIONS NOTE * See Additio  * See Additio  1,436 sq. ft. 83 %  Sump Pump  Int B Radiant Oil Joining There None Lial Microw 4 Bedrooms  ements are con	FEMA Map  FEMA Map  No. If N  Normanial condition  AT LAND RE  Toundation Walls  Exterior Description  Foundation Walls  Exterior Description  Foundation Walls  Exterior Description  Exterior Walls  Exterior Description  E	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites ated Yes Yes  # 2	Avg  //oodStove(s)# I ence None orch Enc other Sheds r (describe) Square Feet of Greatering indirect li	Interior Floors Walls Trim/Finis Bath Floo Bath Wai Car Stora X Driveway X Gar Att.  Cass Living ghting, be	material  Wood Tile/Avg Wd Shtrck/Avg sh Wd/Avg or Tile,Wd nscot Tile,Fbr age None reway # of Cars Surface Gravel rage # of Cars port # of Cars X Det.  Area Above Gra utilt-ins, vaulted	S/condition  Oual Avg ch/Avc 6 2
I MPROVEMEN	F	Gas  FEMA Special Flood  Are the utilities and of Are there any advers  O ADVERSE EASE  Prography affords add  General Description of Stories 1.5  Type X Det. A  X Existing Proposition (Style) Control  Year Built 1975  Effective Age (Yrs) 2  Attic Drop Stair  Floor  Finished Appliances Refrig  Additional features (steilings and exposed bosescribe the condition	Hazard Area Ye-  off-site improvements by e site conditions or e  MENTS, USES NOR  equate site utility. Lig-  conditions or e  MENTS, USES NOR  equate site utility. Lig-  conditions  one with Accessory Unit  one with Acce	s X Noical for the Atternal factor of the Att	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy. **  Foundation crete Slab Co Basement X Pa t Area t Finish side Entry/Exit of Infestation appess Settleme FWA X HWBt ar Fuel Central Air Condit didual Dos shwasher Dos cooms Coope to.) Materials & ele has metal roof, eded repairs, deterior	one C  X Yes roachments, er TIONS NOTE * See Addition  Tawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump  Int B Radiant Oil Identify	FEMA Map  S No. If N  Normental condi  D AT LAND RE  nal Comments **  Exterior Description  Foundation Walls  Exterior Walls  Exterior Walls  Exterior Walls  Exterior Walls  Exterior Walls  Roof Surface  Gutters & Downs,  Window Type  Storm Sash/Insult  Screens  Amenities  X Fireplace(s)  X Patol Dock  Paol Dock  The Bath(s)  Sistent with mar  Ions, remodeling,	No. 0901860008B	Avg  WoodStove(s)# J ence None orch Enc orch Enc orther Sheds r (describe) Square Feet of Gr cluding indirect lie	Interior Floors Walls Trim/Finis Bath Floo Bath Wail Car Stora X Drive Driveway X Gar Att.  Cass Living ghting, bearn style	material Wood Tile/Avg Wd Shtrck/Avg sh Wd/Avg or Tile,Wd nscot Tile,Fbr age None reway # of Cars Surface Gravel age # of Cars port # of Cars X Det.  Area Above Gra uilt-ins, vaulted	S/condition  Oual Avg ch/Avc 6 2
I MPROVEMENT	F F A A A A A A A A A A A A A A A A A A	Gas  FEMA Special Flood  Are the utilities and of Are there any advers  O ADVERSE EASE  Prography affords add  General Description of Stories 1.5  Type X Det. A  X Existing Proposition of Stories 1.5  Type X Det. A  Year Built 1975  Effective Age (Yrs) 2  Attic Drop Stair  Floor  Finished Appliances Refrig  Finished area above  Additional features (second or second or secon	Hazard Area Ye-  off-site improvements by e site conditions or e  MENTS, USES NOR  equate site utility. Lig-  condition  one with Accessory Unit	s X Noical for the Atternal factor of the Att	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy. **  Foundation crete Slab Co Basement X Pa t Area t Finish side Entry/Exit of Infestation appess Settleme FWA X HWBI ar Fuel Central Air Condit didual Dispos tooms to.) Materials & ele has metal roof, eded repairs, deterio on a cursory walk t	one C  X Yes roachments, er TIONS NOTE * See Addition  Tawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump  Int B Radiant Oil Isloning ther None seal Microw 4 Bedrooms ements are contacted.	FEMA Map  S No. If N  Normental condi  D AT LAND RE  nal Comments **  Exterior Description  Foundation Walls  Exterior Walls  Exterior Walls  Exterior Walls  Roof Surface  Gutters & Downs,  Window Type  Storm Sash/Insult  Screens  Amenities  X Fireplace(s)  X Patol Deckor  ave Washer/I  3FIH Bath(s)  sistent with mar  lons, remodeling, of the main and u	No. 0901860008B	Avg  WoodStove(s)# J ence None orch Enc	Interior Floors Walls Trim/Finis Bath Floo Bath Wail Car Stora X Driveway X Gar Can Att.	material Wood Tile/Avg Wd Shtrek/Avg sh Wd/Avg or Tile,Wd nscot Tile,Fbr age None veway # of Cars veway # of Cars X Det.  Area Above Gra uilt-ins, vaulted with rustic No substantial	Oual Avg 6 2 Built-in
I MPROVEMEN	to t	Gas  FEMA Special Flood Are the utilities and of Are there any advers O ADVERSE EASE O ADVERSE E	Hazard Area Ye-  off-site improvements by e site conditions or e  MENTS, USES NOR  equate site utility. Lig-  cription one with Accessory Unit  on	s X Noted for the stemal fact ENVIRON the twoods.  X Con Full Basement X Outs Evidence Dam Heating Othe Cooling Individual X Director of the stems, even a garage cluding near age based the layout	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy. **  Foundation crete Slab Basement X Pa t Area t Finish side Entry/Exit of Infestation ppess Settleme FWA X HWBI ar Fuel Central Air Condit of Materials & eli has metal roof eded repairs, deterio on a cursory walk tis functional and live	one C  X Yes roachments, er TIONS NOTE * See Addition  Tawl Space Partial Basement 1,436 sq. ft. 83 %  Sump Pump  Int B Radiant Oil Bioning Bi	FEMA Map  S No. If N  Norman Map  S No. If N  Norman Map  AT LAND RE  nal Comments **  Exterior Description  Foundation Walls  Exterior Walls  Exterior Walls  Exterior Walls  Exterior Walls  Roof Surface  Gutters & Downs,  Window Type  Stom Sash/Insult  Screens  Amenities  X Fireplace(s)  X Pato/Deckor  ave Washer/I  3FIH Bath(s)  sistent with mar  lons, remodeling, of the main and u cal or functional	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  On m  Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites, ated Yes  Yes  # 2 F Wd X P Poper Other 2,305 S ket standards in etc.). The subj pper levels only inadequacies w	Avg  WoodStove(s)# J ence None orch Enc	Interior Floors Walls Trim/Finis Bath Floo Bath Wai Car Stora X Driv Driveway X Gar Can Att.	If Yes, describe IFE Rolling  material  Wood Tile/Avg Wd Shtrek/Avg sh Wd/Avg Tile, Wd nscot Tile, Fbr age None veway # of Cars veway # of Cars X Det.  Area Above Gra uilt-ins, vaulted  with rustic No substantial Partially finished	Oual Avg 6 2 Built-in
I MPROVEMENT	to t	Gas  FEMA Special Flood Are the utilities and of Are there any advers O ADVERSE EASE O AVERSE O AND A ADVERSE O ADVERSE EASE O AND A ADVERSE O AND A ADVERSE O ADVERSE EASE O AND A ADVERSE O AND A ADVERSE O ADVERSE EASE O AND A ADVERSE O AND A ADVERSE O ADVERSE EASE O AND A ADVERSE O AND A ADVERSE O ADVERSE EASE O AND A ADVERSE O AND A ADVERSE O ADVERSE EASE	Hazard Area Ye-  off-site improvements by e site conditions or e MENTS, USES NOR equate site utility. Lig- cription one with Accessory Unit  one w	s X Noted for the stemal fact ENVIRON the twoods of the stemal fact ENVIRON the twoods of the stemal fact ENVIRON the twoods of the stemal fact ENVIRON the stemal fact Environment of the	tors (easements, ence MENTAL CONDITenhance privacy. **  Foundation  crete Slab  Basement X Pata Area  It Finish  side Entry/Exit  of Infestation  papess Settleme  FWA X HWBI  central Air Condit  ridual Ooshwasher Dispos  tooms Area  too, Materials & election  and a cursory walk tis functional and living the contributory.	one C  X Yes roachments, er TIONS NOTE * See Addition  Take Space  Tartial Basement 1,436 sq. ft. 83 %  Sump Pump  Int B Radiant Oil  Joining  There None  There None  There None  There are contained and are con	FEMA Map  S No. If N  Invironmental condi  D AT LAND RE  Inal Comments **  Exterior Description  Foundation Walls  Exterior Wa	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  On m  Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites, ated Yes  Yes  # 2 F Wd X P Re X Chepry Other  2,305 S ket standards in  etc.). The subj pper levels only inadequacies we extraordinary a	Avg  WoodStove(s)# J ence None orch Enc	Interior Floors Walls Trim/Finis Bath Floo Bath Wai Car Stora X Driv Driveway X Gar Can Att.	If Yes, describe IFE Rolling  material  Wood Tile/Avg Wd Shtrek/Avg sh Wd/Avg Tile, Wd nscot Tile, Fbr age None veway # of Cars veway # of Cars X Det.  Area Above Gra uilt-ins, vaulted  with rustic No substantial Partially finished	Oual Avg 6 2 Built-in
I MPROVEMENT	to to the thirty of the thirty	Gas  FEMA Special Flood Are the utilities and of Are there any advers O ADVERSE EASE! pography affords ade  General Descriptions For Stories 1.5  Type X Det A X Existing Proposition (Style) Control Year Built 1975  Effective Age (Yrs) 2  Attic Drop Stair Finished Appliances Refrig Finished area above Additional features (serings and exposed become the condition of the provements are knowns as ement is wholly be the square footage call	Hazard Area Ye  Hazard Area Ye  Iff-site improvements by  e site conditions or e  MENTS, USES NOR  Equate site utility. Lip  Description  One with Accessory Unit  Iff. S-Det/End Unit  One of the property (in  Iff. S-Det/End Unit  One of the property (i	s X Noicel for the sternal fact ENVIRON the woods    X Con Full Basement X Outs Evidence Darr Heating Individual Section of the sternal fact of th	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy. **  Foundation  crete Slab Cit Basement X Pa t Area t Finish side Entry/Exit of Infestation npness Settleme FWA X HWBt ar Fuel Central Air Condit didual Ooshwasher Dispos tooms Atc.) Materials & ele has metal roof, ended repairs, deterio on a cursory walk it st functional and it; st functi	one C  X Yes roachments, er rIONS NOTE * See Addition  rawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump  nt B Radiant Oil Idoning ther None sail Microw 4 Bedrooms ements are con oration, renoval through made ( able, no physic y value assign-	Exterior Description  Exterior Description  Exterior Description  Exterior Description  Exterior Walls  Exteri	No. 0901860008B to describe titions, land uses CORDS SEARC  *  Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites ated Yes Yes  # 2 F Wd X P Re X C Oryer Other 2,305 S ket standards in etc.). The subj pper levels only inadequacies we extraordinary and the site visit.	num  Avg  WoodStove(s)# 1 ence None orch Enc ether Sheds r (describe) Square Feet of Gr cluding indirect li ect is a converted no surfaces were ere noted at the si ssumption pertain	Interior Floors Walls Bath Floo Car Stora X Drive Driveway X Gar Att.  Cass Living ghting, bit barn style touched to visit. s to the g	If Yes, describe  FE Rolling    Material	Oual Avg Al/Avg 6 2 Built-in
I MPROVEMENT	to the bar in the bar	Gas  FEMA Special Flood Are the utilities and of Are there any advers O ADVERSE EASE! pography affords ade  General Desc. Units X One Control of Stories 1,5 Type X Det A X Existing Proposition (Style) Control of Stories 1,5 Type X Det A Ty	Hazard Area Ye-  Hazard Area Ye-  Iff-site improvements by- e site conditions or e-  MENTS, USES NOR- equate site utility. Lip-  pription One with Accessory Unit  att. S-Det/End Unit  bosed Under Const.  In Barn  None  Stairs  X Scuttle  Heated  gerator X Range/Ove- e grade contains:  pecial energy efficient  peams Two car detach  n of the property (in  recrall condition is ave-  we to be necessary I ack  coulations rely on the n  all deficiencies or adve-	s X Noicel for the sternal face ENVIRON the twoods.  X Con Full Basement X Outs Evidence Darr Heating Individual Individual Parage based the layout natural Innuncipal Free conditions of the second the layout natural Innuncipal Free conditions of the second the sec	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy **  Foundation crete Slab Cr Basement X Pa t Area t Finish side Entry/Exit of Infestation spness Settleme FWA X HWBt er Fuel Central Air Condit didual Or shwasher Dispos tor.) Materials & el- has metal roof. eded repairs, deterio on a cursory walk ti sight. No contributors every the improvens that affect the lie	rawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump  nt B Radiant Oil Idening ther None that Microw 4 Bedrooms ements are converted and the converted are converted as a converted as	Exterior Description  Exterior Description  Exterior Description  Exterior Description  Foundation Walls  Exterior Walls  Exte	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  con man Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites ated Yes Yes  # 2 F Wd X P No Corper Other 2,305 S ket standards in etc.). The subj pper levels only inadequacies we extraordinary a ng the site visit.	Avg  WoodStove(s)# I ence None orch Enc wher Sheds r (describe) Square Feet of Gr cluding indirect li ect is a converted ; no surfaces were ere noted at the si ssumption pertain	Interior Floors Walls Trim/Finis Bath Floor X Driv Driveway X Gar Can Att.  Cas Stora Att.	If Yes, describe  FE. Rolling  material  Wood Tile/Avg Wd/Shrrck/Avg shr Wd/Avg Tile,Wd nscot Tile,Fbr age None reway # of Cars Surface Gravel rage # of Cars Area Above Gra uilt-ins, vaulted  with rustic No substantial Partially finished ross living area	Oual Avg Al/Avg 6 2 Built-in
I MPROVEMENT	to the bar in the bar	Gas  FEMA Special Flood Are the utilities and of Are there any advers O ADVERSE EASE! pography affords ade  General Desc. Units X One Control of Stories 1,5 Type X Det A X Existing Proposition (Style) Control of Stories 1,5 Type X Det A Ty	Hazard Area Ye-  Hazard Area Ye-  Iff-site improvements by- e site conditions or e-  MENTS, USES NOR- equate site utility. Lip-  pription One with Accessory Unit  att. S-Det/End Unit  bosed Under Const.  In Barn  None  Stairs  X Scuttle  Heated  gerator X Range/Ove- e grade contains:  pecial energy efficient  peams Two car detach  n of the property (in  recrall condition is ave-  we to be necessary I ack  coulations rely on the n  all deficiencies or adve-	s X Noicel for the sternal face ENVIRON the twoods.  X Con Full Basement X Outs Evidence Darr Heating Individual Individual Parage based the layout natural Innuncipal Free conditions of the second the layout natural Innuncipal Free conditions of the second the sec	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy **  Foundation crete Slab Cr Basement X Pa t Area t Finish side Entry/Exit of Infestation spness Settleme FWA X HWBt er Fuel Central Air Condit didual O shwasher Dispos tooms to.) Materials & el- has metal roof. eded repairs, deterio on a cursory walk ti sight. No contributory events that affect the light	rawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump  nt B Radiant Oil Idening ther None that Microw 4 Bedrooms ements are converted and the converted are converted as a converted as	Exterior Description  Exterior Description  Exterior Description  Exterior Description  Foundation Walls  Exterior Walls  Exte	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  con man Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites ated Yes Yes  # 2 F Wd X P No Corper Other 2,305 S ket standards in etc.). The subj pper levels only inadequacies we extraordinary a ng the site visit.	Avg  WoodStove(s)# I ence None orch Enc wher Sheds r (describe) Square Feet of Gr cluding indirect li ect is a converted ; no surfaces were ere noted at the si ssumption pertain	Interior Floors Walls Trim/Finis Bath Floor X Driv Driveway X Gar Can Att.  Cas Stora Att.	If Yes, describe  FE. Rolling    Mactial	Oual Avg Al/Avg 6 2 Built-in
I MPROVEMENT	to to the think	Gas  FEMA Special Flood Are the utilities and of Are there any advers O ADVERSE EASE! pography affords ade  General Desc. Units X One Control of Stories 1,5 Type X Det A X Existing Proposition (Style) Control of Stories 1,5 Type X Det A Ty	Hazard Area Ye-  Hazard Area Ye-  Iff-site improvements by- e site conditions or e-  MENTS, USES NOR- equate site utility. Light  pription  One with Accessory Unit  Itt. S-Det/End Unit  Bosed Under Const.  In Barn  ONO  None  Stairs  X Scuttle  Heated  Gerator X Range/Over e grade contains:  In Barn  One with Accessory Unit  Itt. S-Det/End Uni	s X Noicel for the sternal face ENVIRON the twoods.  X Con Full Basement X Outs Evidence Darr Heating Individual Individual For the layout natural Innuncipal Insert Cooling Individual For the layout natural Innuncipal Insert Cooling Individual Individua	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy **  Foundation crete Slab Cit Basement X Pa t Area t Finish side Entry/Exit of Infestation spness Settleme FWA X HWBt or Fuel Central Air Condit didual Oo shwasher Dispos too.) Materials & ele has metal roof. eded repairs, deterio on a cursory walk ti signet to market the li spness ons that affect the li sposed cell tower insta	rawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump  It Basement Oil Sioning ther None and Microw 4 Bedrooms ements are converted and public properties of the public properties of the public public properties of the public	FEMA Map  S No. If N  Exterior Description  Exterior Description  Exterior Walls  Exterior Description  Sandau  Sandau  No. If N  Exterior Description  Sandau  Exterior Description  Sandau  No. If N  Exterior Description  No. If N  Exterior Description  Sandau  No. If N  Exterior Description  Sandau  Sandau	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  con man Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites ated Yes Yes  # 2 F Wd X P	Avg  JoodStove(s)# J  ence None orch Enc other Sheds r (describe) Square Feet of Gr  cluding indirect li  ect is a converted ; no surfaces were ere noted at the si ssumption pertain  property? Y  subject. The livab	Interior Floors Walls Trim/Finis Bath Floor X Driv Driveway X Gar Can Att.  Cas Stora Att.	If Yes, describe  FE. Rolling    Mactial	Oual Avg Al/Avg 6 2 Built-in
I MPROVEMENT	to to the think	Gas  FEMA Special Flood Are the utilities and of Are there any advers O ADVERSE EASE! pography affords ade  General Desc. Units X One Control of Stories 1,5 Type X Det A X Existing Proposition (Style) Control of Stories 1,5 Type X Det A Ty	Hazard Area Ye-  Hazard Area Ye-  Iff-site improvements by- e site conditions or e-  MENTS, USES NOR- equate site utility. Lip-  pription One with Accessory Unit  att. S-Det/End Unit  bosed Under Const.  In Barn  None  Stairs  X Scuttle  Heated  gerator X Range/Ove- e grade contains:  pecial energy efficient  peams Two car detach  n of the property (in  recrall condition is ave-  we to be necessary I ack  coulations rely on the n  all deficiencies or adve-	s X Noicel for the sternal face ENVIRON the twoods.  X Con Full Basement X Outs Evidence Darr Heating Individual Individual For the layout natural Innuncipal Insert Cooling Individual For the layout natural Innuncipal Insert Cooling Individual Individua	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy **  Foundation crete Slab Cit Basement X Pa t Area t Finish side Entry/Exit of Infestation spness Settleme FWA X HWBt or Fuel Central Air Condit didual Oo shwasher Dispos too.) Materials & ele has metal roof. eded repairs, deterio on a cursory walk ti signet to market the li spness ons that affect the li sposed cell tower insta	rawl Space artial Basement 1,436 sq. ft. 83 % Sump Pump  It Basement Oil Sioning ther None and Microw 4 Bedrooms ements are converted and public properties of the public properties of the public public properties of the public	FEMA Map  S No. If N  Exterior Description  Exterior Description  Exterior Walls  Exterior Description  Sandau  Sandau  No. If N  Exterior Description  Sandau  Exterior Description  Sandau  No. If N  Exterior Description  No. If N  Exterior Description  Sandau  No. If N  Exterior Description  Sandau  Sandau	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  con man Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites ated Yes Yes  # 2 F Wd X P	Avg  JoodStove(s)# J  ence None orch Enc other Sheds r (describe) Square Feet of Gr  cluding indirect li  ect is a converted ; no surfaces were ere noted at the si ssumption pertain  property? Y  subject. The livab	Interior Floors Walls Trim/Finis Bath Floor X Driv Driveway X Gar Can Att.  Cas Stora Att.	If Yes, describe  FE. Rolling    Mactial	Oual Avg Al/Avg 6 2 Built-in
I MPROVEMENT	to to the total	Gas  FEMA Special Flood Are the utilities and of Are there any advers O ADVERSE EASE pography affords ade  General Description of the first section of the f	Hazard Area Ye-  Hazard Area Ye-  Iff-site improvements by a site conditions or e  MENTS, USES NOR equate site utility. Light on the mone with Accessory Unit   Int. S-Det/End Unit  Int. S-Det/End Un	s X Noicel for the Atternal fact ENVIRON the twoods of the Atternal fact ENVIRON the twoods of the Atternal Basement X Outs Evidence Dam Heating Other Cooling Individual Indivi	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy **  Foundation crete Slab Cr Basement X Pa t Area t Finish side Entry/Exit of Infestation upness Settleme. FWA X HWBt or Fuel Central Air Condit didual Dispos tooms Area to.) Materials & ele has metal roof. eded repairs, deterio on a cursory walk t is functional and living the No control area on that affect the liprosed cell tower insta which would negative	one C  X Yes roachments, er TIONS NOTE  * See Addition  Tawl Space  artial Basement 1,436 sq. ft. 83 %  Sump Pump  Int  B Radiant  Oil  dioning  ther None  and Microw  4 Bedrooms  ements are con  reation, renovathrough made ( able, no physi y value assign ements were never a seely affect safe)  and the safe output th	FEMA Map  FEMA Map  No. If N  Normannental condition  D AT LAND RE  nal Comments **  Exterior Description  Foundation Walls  Exterior Description  Someons  Armenities  X Fireplace(s)  X Patlo/Deck  Pool Norman  Armenities  To pool Norman  Armenities  Armenities  Armenities  To pool Norman  Armenities  Armenities  Armenities  To pool Norman  To pool Nor	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites ated Yes Yes  # 2	Avg  WoodStove(s)# I ence None orch Enc other Sheds r (describe) Square Feet of Gr cluding indirect li ect is a converted no surfaces were ere noted at the si ssumption pertain property? yesubject. The livable observed.	Interior Floors Walls Trim/Finis Bath Floo Bath Wai Car Stora X Driv Driveway X Gar Att.  Can Att.  Can Stora Stor	If Yes, describe  FE. Rolling    Mactial	Oual Avg al/Avg 6 2 Built-in
I MPROVEMENT	to the control of the	Gas  FEMA Special Flood Are the utilities and of Are there any advers O ADVERSE EASE pography affords ade  General Description of the first section of the f	Hazard Area Ye-  Hazard Area Ye-  Iff-site improvements by- e site conditions or e-  MENTS, USES NOR- equate site utility. Light  pription  One with Accessory Unit  Itt. S-Det/End Unit  Bosed Under Const.  In Barn  ONO  None  Stairs  X Scuttle  Heated  Gerator X Range/Over e grade contains:  In Barn  One with Accessory Unit  Itt. S-Det/End Uni	s X Noiceal for the Atternal face ENVIRON that woods with the wood	o FEMA Flood Zo e market area?  tors (easements, enc MENTAL CONDIT enhance privacy **  Foundation crete Slab CB Basement X Pa t Area t Finish side Entry/Exit of Infestation appress Settleme FWA X HWBt or Fuel Central Air Condit didual Dispus tooms Air Condit didual Dispus tooms Air Condit commander of the finish set on a cursory walk t is functional and live that Mo contributory ecords. The improve the const that affect the liposed cell tower insta which would negative	one C  X Yes roachments, er TIONS NOTE  * See Addition  1,436 sq. ft. 83 %  Sump Pump  Int B Radiant  Oil Bioning Bion	FEMA Map  FEMA Map  No. If N  Invironmental condition  D AT LAND RE  Inal Comments **  Exterior Description  Foundation Walls  Exterior Walls  Exterior Walls  Roof Surface  Gutters & Downsy  Window Type  Storm Sash/Insult  Screens  Amenities  X Patio/Deck  Paool Nor  ave Washer/T  3FIH Bath(s)  Dissistent with mar  tons, remodeling, of the main and u cal or functional and this space And this s	No. 0901860008B to, describe titions, land uses CORDS SEARC  *  Concrete/Avg Vert Wood/Avg Asph Shng/Avg pouts Alumin Dbl Hung Skylites ated Yes Yes    X   V  # 2   F  Wd   X   P  Dryer   Other 2,305   S  ket standards in etc.). The subj pper levels only inadequacies we extraordinary sin integrity of the the south of the inarketability wer	Avg  WoodStove(s)# I  ence None orch Enc  ther Sheds r (describe) Square Feet of Gr cluding indirect li  ect is a converted ; no surfaces were ere noted at the si ssumption pertain  property? Y  subject. The livable c observed.	Interior Floors Walls Trim/Finis Bath Floo Bath Wai Car Stora X Driv Driveway X Gar Att.  Can Att.  Can Stora Stor	if Yes, describe  TE. Rolling  material  Wood Tile/Avg Wd Shtrck/Avg sh Wd/Avg or Tile,Wd nscot Tile,Fbr age None reway # of Cars Surface Gravel gage # of Cars X Det.  Area Above Gra uilt-ins, vaulted  with rustic No substantial Partially finished ross living area  No if Yes, descrit known to be	Oual Avg al/Avg 6 2 Built-in

Ough #220125 File # 20041502

There are 16 commo	rable eronadi	ac currently	offered for sale	in the end	ject neighborhood ra	noing in a	rice for	nm \$	300,000	ഹ		lo \$		500,000.00	
					past twelve months				- Annahaman	,000.0	Z-1	to	- 43	600,000.00	
	1200000	No Company of the Company	_		SALE # 1				SALE # 2	,000.0				SALE # 3	
FEATURE	SUBJ	ECT			SALE # I			manufacture and a second	SALL # 2		55 O.			OALL # 3	
25 Bald Hill Road			30 Valley View	Road		123 Segar		ın Road			55 Stone				
Address South Kent, C	T 06785		Kent, CT 06757			Kent, CT 0				_	South Ke		06785		
Proximity to Subject			4.53 miles SW			1.45 miles	W				0.45 mile	s SW			
Sale Price	\$			\$	378,000	5			3	85,000			\$		374,
Sale Price/Gross Liv. Area	\$	sq. ft.	\$ 151.93	3 sq. ft.		\$ 155.43 sq. ft.					\$	153.61	sq. ft.		
Data Source(s)			TData,MLS			Appraisal,	ΓData N	ILS.			TData M	LS			
Verification Source(s)			V187, P814 - D	OM 201		V190, P50					V188, P3	194 - DO	M 364		
VALUE ADJUSTMENTS	DESCR	IDTION	DESCRI		+(-)\$ Adjustment	-	CRIPT		+(-)\$ Adjustr	nent		SCRIP		+(-)\$ Adj	ustmer
	DEGUN	11014		HON	1 Ju Majadimeni	ArmLth			177		ArmLth			1,1,1,1,1	
Sale or Financing			ArmLth			13					100	0			-12,0
Concessions			Conv			Cash					FHA Clo		IS		-12,
Date of Sale/Time			01/03/2019			02/11/2020	)				05/17/20				_
Location	Avg/Good		Avg/Good			Avg/Good					Avg/Goo	d			
Leasehold/Fee Simple	Fee Simple		Fee Simple			Fee Simple					Fee Simp	le			
Site	1.5 Acres		2.92 Acres		-10,500	1.7 Acres				+6,000	2.41 Acr	es			-7,0
View	LtWds		LtWds			Brook Woo	ods				LtWds				
Design (Style)	Cntmp Barn		Cntmp Barn			Cntmp Bar	п				Farmhou	se			
Quality of Construction	Avg/Good		Avg/Good			Avg/Good					Avg/Goo	d			
Actual Age	YB 1975		YB 1984			YB 1976/L	Indated				YB 1996				
Condition						Average	panied				Average	- Francis			
	Average Rd	D-0	Average Total Parms	Doil-		Total B	dome	Baths		_	Total	Bdrms	Baths		
Above Grade	Total Bdrm		Total Bdrms							16.000					
Room Count	9 4	3F1H	6 3	2F	+9,000		2	2F1H		+6,000	7	4	2F1H		+6,0
Gross Living Area	2,305	sq. ft.	2,488	sq. ft.	-7,500	10		sq. ft.		-7,000	200	438	sq. ft.	-	-5,
Basement & Finished	Eff Full		Partial			Eff Full; 11					Full; tBa				-6,1
Rooms Below Grade	Semifin-no val	ue	740sf Finished		-22,000	1080sf Fin	ished		-	32,500	492sf Fir	ished		-	-14
Functional Utility	Avg for Marke	t-	Avg for Market			Avg for Ma	arket				Avg for l	Market			
Heating/Cooling	Oil/No CAC		Oil/No CAC			Oil/CAC				-2,000	Oil/No C	AC			
Energy Efficient Items	None Known		None Known			None Kno	wn				None Kr	own			
Garage/Carport	2C Garage		None		+10,000				+	10,000	2C Gara	-			
Porch/Patio/Deck	Porches Deck		Porch, Deck, Pati	io		Deck					Porch,De				
				10	+6,000					+3,000	440000000000000000000000000000000000000	-			+3,0
Fireplaces	2 Fpls		None		+0,000		- \ CL	L = t-			Shed-no	e salesa			1.00
Extras Outbldngs	None		None			Barn(depre	ec), anec	I-11/V		-0,000	Sued-no	value			
	-						1 1.	. 1				1.1		-	
Net Adjustment (Total)				x -	\$ -15,000		+ 3		\$ -	25,500		+	L Great	\$	-36,2
Adjusted Sale Price			Net Adj.	3.97 %		Net Adj.	6	.62 %			Net Ad		9.68 %		
of Comparables			Gross Adj.	17.20 %	\$ 363,000			1.17 %	\$ 3	CO COO	Gross /	acti 1	1 10 01	\$	338.2
			ansfer history of	f the subje	ct property and comp		les. If	not, expl	ain						220.
My research X did Data Source(s) Lan	did n	ot reveal an	ansfer history of	f the subject	of the subject proper	earable sal	les. If	not, expla	to the effective	e date	e of this	apprais	ál.	10	329
My research X did Data Source(s) Lan My research did	did n d records,MLS X did n	ot reveal an	ny prior sales or	f the subject transfers	of the subject proper	ty for the	three y	not, explication of the ears prior of the ears prior of the ears to the ears to the ears to the ears of the ears o	to the effective	e date	e of this	apprais	ál.	10	329.
My research X did Data Source(s) Lan My research did Data Source(s) Bot	did n d records,MLS X did n h assessment da	not reveal and not reveal and ta & Town C	ny prior sales or ley prior sales or lerk recordings hi	f the subject r transfers r transfers ave been rev	of the subject proper of the comparable sa	ty for the	three y	ears prior	to the effective date of sale	of the	e of this	apprais	al.		
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the	did n d records,MLS X did n h assessment da	not reveal and not reveal and ta & Town C	ny prior sales or ny prior sales or lerk recordings he of the prior sa	f the subject r transfers r transfers ave been rev	of the subject proper of the comparable sa lewed. VP refers to the ster history of the	ty for the	three y	ears prior year to the	to the effective date of sale rided in the municiparable sales	of the	e of this compa	apprais	al. le. ior sales	on page :	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the	did n d records,MLS X did n h assessment da	not reveal and not reveal and ta & Town C	ny prior sales or ley prior sales or lerk recordings hi	f the subject r transfers r transfers ave been rev	of the subject proper of the comparable sa	ty for the	three y	ears prior year to the	to the effective date of sale	of the	e of this compa	apprais	al. le. ior sales		3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the	did n d records,MLS X did n h assessment da	not reveal and not reveal and ta & Town C	ny prior sales or ny prior sales or lerk recordings he of the prior sa	f the subject r transfers r transfers ave been rev	of the subject proper of the comparable sa lewed. VP refers to the ster history of the	ty for the	three y	ears prior year to the	to the effective date of sale rided in the municiparable sales	of the	e of this compa	apprais	al. le. ior sales	on page :	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the	did n d records,MLS X did n h assessment da	not reveal an not reveal an ta & Town C d analysis	ny prior sales or ny prior sales or lerk recordings he of the prior sa	f the subject r transfers r transfers ave been rev	of the subject proper of the comparable sa lewed. VP refers to the ster history of the	ty for the	three y	ears prior year to the	to the effective date of sale rided in the municiparable sales	of the	e of this compa	apprais	al. le. ior sales	on page :	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer	did n d records,MLS X did n h assessment da	not reveal and ta & Town Cld analysis	by prior sales or by prior sales or lerk recordings his of the prior sa SUBJECT	f the subject r transfers r transfers ave been rev	of the subject proper of the comparable sa lewed. VP refers to the ster history of the	ty for the	three y	ears prior year to the	to the effective date of sale rided in the muniparable sales	of the	e of this compa	apprais	al. le. ior sales	on page :	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer	did n d records,MLS X did n h assessment da research an	not reveal and to reveal and ta & Town Cl danalysis	by prior sales or by prior sales or lerk recordings his of the prior sa SUBJECT	f the subject r transfers r transfers ave been rev	of the subject proper of the comparable salewed. VP refers to the sfer history of the COMPARABL	ty for the	three y	ears prior year to the	to the effective education of the date of sales and the municiparable sales MPARABLE serviced to the date of the d	of the	e of this compa	apprais	al. le. ior sales cOMPARA	on page :	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or	did n d records,MLS X did n h assessment da research an	not reveal armoter transfer and transfer armoter and transfer armoter	by prior sales or by prior sales subject property	the subject transfers to the transfers transfers transfers to the transfers	of the subject proper of the comparable sa iewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul	ty for the liles for the deed, volun subject pr	three y prior y pre & pay operty 1	ears prior year to the ge, as recon and corr CC  Kent land 04/15/202 ased in M	to the effective date of sale records to the after the municipal of the sales of th	of the icipality (repo	e of this company ort addit	apprais rable sa ional pr ( Kent lar (04/15/2 r mls-i	al.  le.  comparation sales  comparation and records  one of records	on page 3	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or	did n d records,MLS X did n h assessment da research an	not reveal armoter transfer and transfer armoter and transfer armoter	by prior sales or by prior sales subject property	the subject transfers transfers transfers transfers transfers transfers transfers to the transfers transfers transfers to the transfers tra	of the subject proper of the comparable sa iewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul	ty for the liles for the deed, volun subject pr	three y prior y pre & pay operty 1	ears prior year to the ge, as recon and corr CC  Kent land 04/15/202 ased in M	to the effective date of sale records to the after the municipal of the sales of th	of the icipality (repo	e of this company ort addit	apprais rable sa ional pr ( Kent lar (04/15/2 r mls-i	al.  le.  comparation sales  comparation and records  one of records	on page 3	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat	did n d records,MLS X did n h assessment da research an ce(s) transfer histe	not reveal amount a & Town Cld analysis  05/30/2018 320,000 (Control of the analysis or or of the analysis or of the analysis or	by prior sales or by prior sales by prior sal	transfers transf	of the subject proper of the comparable salewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sule ere were no transfe subject on sites of	ty for the siles for the deed, volunt subject pr E SALE #	three y prior y pre & pay poperty  purch; sales i	ears prior year to the ge, as recon and corr CC  Kent land 04/15/202 ased in M in the pre- cres. Du	to the effective education of the total education of the municiparable sales of the	of the icipality (reposed services of the final services of the first services of the fi	e of this company ort addit 2 days pe	apprais rable sa ional pr ( Kent lar 04/15/2 r mls-i nost releva	al.  ior sales  COMPARA  od records  020  mages ill  evant sal	on page 3 ABLE SALE ustrate es were	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat	did n d records,MLS X did n h assessment da research an ce(s) transfer histe	not reveal amount a & Town Cld analysis  05/30/2018 320,000 (Control of the analysis or or of the analysis or of the analysis or	by prior sales or by prior sales by prior sal	transfers transf	of the subject proper of the comparable salewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sule ere were no transfe subject on sites of	ty for the siles for the deed, volunt subject pr E SALE #	three y prior y pre & pay poperty  purch; sales i	ears prior year to the ge, as recon and corr CC  Kent land 04/15/202 ased in M in the pre- cres. Du	to the effective education of the total education of the municiparable sales of the	of the icipality (reposed services of the final services of the first services of the fi	e of this company ort addit 2 days pe	apprais rable sa ional pr ( Kent lar 04/15/2 r mls-i nost releva	al.  ior sales  COMPARA  od records  020  mages ill  evant sal	on page 3 ABLE SALE ustrate es were	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat the region in the past year.	did n d records,MLS X did n h assessment da research an ce(s) transfer histe hich has beer ural resident	not reveal and the second of t	by prior sales or by prior sal	transfers transf	of the subject proper of the comparable salewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on sites of been utilized in the	ty for the seles for the deed, volunt subject pre SALE #	three y prior y pe prior y pe & pay poperty  1  purch: sales i ten ac mparise	ears prior year to the ge, as record and corr CC  Kent land 04/15/202 ased in Man the pre- teres. Du- on approar	to the effective education of the total education of the municiparable sales of the	of the icipality (reposed services of the final services of the first services of the fi	e of this company ort addit 2 days pe	apprais rable sa ional pr ( Kent lar 04/15/2 r mls-i nost releva	al.  ior sales  COMPARA  od records  020  mages ill  evant sal	on page 3 ABLE SALE ustrate es were	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat	did n d records,MLS X did n h assessment da research an ce(s) transfer histe hich has beer ural resident	not reveal and the second of t	by prior sales or by prior sal	transfers transf	of the subject proper of the comparable salewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on sites of been utilized in the	ty for the seles for the deed, volunt subject pre SALE #	three y prior y pe prior y pe & pay poperty  1  purch: sales i ten ac mparise	ears prior year to the ge, as record and corr CC  Kent land 04/15/202 ased in Man the pre- teres. Du- on approar	to the effective date of sale records 10 fay 2018 afte escribed time to the small	of the icipality (reposed SALE #	e of this company ort addit 2 days pe	apprais rable sa ional pr ( Kent lar 04/15/2 r mls-i nost releva	al.  ior sales  COMPARA  od records  020  mages ill  evant sal	on page 3 ABLE SALE ustrate es were	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or cortain personalization w considered those with nat the region in the past year, sales within the immediate	did n d records,MLS X did n h assessment da research an ce(s) transfer hist- hich has beer ural resident older closed	not reveal and ta & Town Cld analysis  05/30/2018 320,000 Kent land recovery of the an freshened ial settings sales and very been employed.	by prior sales or by prior sales subject proper cords subject proper since the pure commensurar ariable home s	the subject transfers transfers are been reveale or transfers. The with the with the styles have conable value.	of the subject proper of the comparable salewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on sites of been utilized in the	ty for the siles for the deed, volun subject pr E SALE #	three y prior y purch: sales i ten ac mparise	ears prior year to the ge, as record and control CCC  Kent land 04/15/202 and the process Ducon approad d sales.	to the effective date of sale of the muniparable sales of the muniparable sales of the sales of	of the	days pe	apprais  (able sa  ional pr  (bar)  Kent lan  (bar)  (car)	al.  ie.  ior sales  compara  od records  020  mages ill  evant sal  nt transfe  five clos	on page 3 ABLE SALE  ustrate es were ers from ed	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sate/Transfer Price of Prior Sate/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat the region in the past year, sales within the immediate	did n d records,MLS X did n h assessment da research an ce(s) transfer hist hich has beer ural resident older closed market have	not reveal and the task of the task of the task of tas	by prior sales or by prior sales of the prior sa SUBJECT  cords  subject propert since the pur- commensuration commensuration contained home is by ed and a reas CLOSED SAI	r transfers r tran	of the subject proper of the comparable safet history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on sites of been utilized in the lue range is indicate	ty for the  less for the  deed, volun  subject pr  E SALE #  bject was  rs of the  less than  sales cor  d by the a  RECENT	three y prior y purch:	ears prior year to the ge, as recon and com CC  Kent land 04/15/202 ased in M in the pre crise. Du on approx d sales.  XIMATI	to the effective e date of sales and a management of the municiparable sales and a management of the sales of	of the cicipality (reposed frame) I samula the copy of the cicipality (reposed frame) I samula the cicipality (reposed frame) In the cicipality (reposed frame) I samula the cicipality (reposed frame) I samu	days po	Kent las 04/15/2 r mls-inost relevanalysis,	al.  le.  comparation sales co	on page 3 ABLE SALE  ustrate es were ers from ed	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa	did n d records,MLS X did n h assessment da research an ce(s) transfer histe hich has beer ural resident older closed market have	not reveal and the analysis of	by prior sales or the prior sales or lerk recordings he of the prior sa SUBJECT  cords  subject propert since the pur- commensurat- carriable home s byed and a reas  CLOSED SAI G TOWNS W	r transfers r tran	of the subject proper of the comparable sa- iewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on sites of been utilized in the ue range is indicate  ECT THE MOST.	ty for the seles for the deed, volun subject pr E SALE #	three y prior y purch:  purch: ten acc mparise prior y purch: pur	ears prior year to the ge, as recon and com Co Kent land 04/15/202 ased in M in the pre cres. Du on approa d sales.  XIMATE	to the effective e date of sales and appropriate sales of the sales of	of the	days pe	Appraisi app	al.  le.  compared of records of	on page 3 ABLE SALE  USTRATE es were ers from ed	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa THE MARKET SALES THE CONTEMPORARY	did n d records,MLS X did n h assessment da research an ce(s) transfer histe hich has beer ural resident older closed market have rison Approact FROM NEI BARN STY	not reveal and the analysis of	by prior sales or the prior sales or lerk recordings he of the prior sa SUBJECT  cords  subject propert since the pur- commensurate rariable home s byed and a reas  CLOSED SAI G TOWNS W  WEIGHTED I	transfers transfers transfers transfers transfers ty and conchase. The ewith the styles have anable val LES REFI ERE SEA IN THE F	of the subject proper of the comparable sa sewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on sites of been utilized in the ue range is indicate  ECT THE MOST RCHED FOR SUP	ty for the lies for the deed, volun subject pr E SALE #	purch: sales iten ac mparise PRO HE Mi	ears prior year to the ge, as record and com CC  Kent land 04/15/202 ased in M in the pre cres. Du on approx d sales.  XIMATE OST REI RKET A	to the effective e date of sales of the municiparable sales of the municiparable sales of the sa	of the cicipalities (repplied of the cicipalities (repplied of the cicipalities (repplied of the cicipalities of the cicipalit	days pee. The nobling of final at	Appraisi app	al.  le.  compared of records of	on page 3 ABLE SALE  USTRATE es were ers from ed  OM KENT	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa THE MARKET SALES THE CONTEMPORARY PERTINENT DIFFEREN	did n d records,MLS X did n h assessment da research an ce(s) transfer histe hich has beer ural resident older closed market have rison Approach FROM NEIV	not reveal and take Town Cld analysis  05/30/2018 320,000  Kent land recount of the afreshened ial settings sales and y been employed at the control of the	by prior sales or by prior sales of the prior sa subject cords  subject propert since the pure commensurate cariable home s byed and a reas  CLOSED SAI G TOWNS WI WEIGHTED I FORED AT \$7	transfers transfers transfers transfers transfers ty and conchase. The e with the styles have conable val LES REFI ERE SEA N THE F	of the subject proper of the comparable salewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 nparable sales Sul ere were no transfe subject on sites of been utilized in the ue range is indicate  ECT THE MOST RCHED FOR SUP INAL ANALYSIS E, ABOVE GRAD	ty for the less for the deed, volun subject pr E SALE #	three y prior	ears prior year to the ge, as recon and com Co Kent land 04/15/202 ased in M in the pre cres Du on approx d sales.  XIMATI OST REI RKET A	to the effective e date of sales of the municiparable sales of sales of the municiparable sales of the sales	of the	days pe	kent lai 04/15/2 Kent lai 04/15/2 Kent lai 04/15/2 VAIL UND N	al.  ior sales COMPARA  id records 020 mages ill evant sal at transfe five clos  ABLE FR WITHIN ED TO Q S UP TO	on page 3 ABLE SALE  USTRATE ES WERE ETS FROM ED  OM  KENT  OFFSET  10%	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa THE MARKET SALES THE CONTEMPORARY PERTINENT DIFFEREN.	did n d records,MLS X did n h assessment da research an ce(s) transfer histe hich has beer ural resident older closed market have fison Approact FROM NEI BARN STY CES, SITE S	not reveal and ta & Town C danalysis  05/30/2018 320,000  Kent land red 04/15/2020 ony of the afreshened ial settings sales and wheen employed the control of the control o	by prior sales or by prior sales of the prior sa subject cords subject propert since the pur- commensurat ratiable home s byed and a reas CLOSED SAI G TOWNS W WEIGHTED IT FORED AT ST ALTHOUGH	ty and conchase. The with the styles have sonable values REFI ERE SEA IN THE F 7500/ACR I VARIELI	of the subject proper of the subject proper of the comparable sa iewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on sites of been utilized in the ue range is indicate LECT THE MOST RCHED FOR SUP INAL ANALYSIS E, ABOVE GRADIO STYLE, SIZE, A	ty for the less for the deed, volun subject pr E SALE #	three y prior	ears prior year to the ge, as record and com CC  Kent land 04/15/202 used in Min the pre- cres. Du- on approved sales.  XIMATE OST REI RKET A STED AT	to the effective e date of sale records of sales	of the of	days peed the final audit of the	Appraise salional picture in the salional picture in t	at.  ior sales COMPARA  id records 020 mages ill evant sal at transfe five clos  ABLE FR WITHIN ED TO C S UP TO ESE SAL	on page 3 ABLE SALE  ustrate es were ers from ed  OM KENT FFSET 10% ES	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa THE MARKET SALES THE CONTEMPORARY PERTINENT DIFFEREN ADDRESS SPECIFIC SI REFLECT CURRENT M	did n d records,MLS X did n h assessment da research an ce(s) transfer histe hich has beer ural resident older closed market have rison Approact FROM NEI BARN STY CES, SITE S ETTING/INF ARKET DA	not reveal and ta & Town C danalysis  05/30/2018 320,000  Kent land red 04/15/2020 ony of the afreshened ial settings sales and wheen employed the control of the control o	by prior sales or by prior sales of the prior sa subject cords subject propert since the pur- commensurat ratiable home s byed and a reas CLOSED SAI G TOWNS W WEIGHTED IT FORED AT ST ALTHOUGH	ty and conchase. The with the styles have sonable values REFI ERE SEA IN THE F 7500/ACR I VARIELI	of the subject proper of the subject proper of the comparable sa iewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on sites of been utilized in the ue range is indicate LECT THE MOST RCHED FOR SUP INAL ANALYSIS E, ABOVE GRADIO STYLE, SIZE, A	ty for the less for the deed, volun subject pr E SALE #	three y prior	ears prior year to the ge, as record and com CC  Kent land 04/15/202 used in Min the pre- cres. Du- on approved sales.  XIMATE OST REI RKET A STED AT	to the effective e date of sale records of sales	of the of	days peed the final audit of the	Appraise salional picture in the salional picture in t	at.  ior sales COMPARA  id records 020 mages ill evant sal at transfe five clos  ABLE FR WITHIN ED TO C S UP TO ESE SAL	on page 3 ABLE SALE  ustrate es were ers from ed  OM KENT FFSET 10% ES	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa THE MARKET SALES THE CONTEMPORARY PERTINENT DIFFEREN.	did n d records,MLS X did n h assessment da research an ce(s) transfer histe hich has beer ural resident older closed market have rison Approact FROM NEI BARN STY CES, SITE S ETTING/INF ARKET DA	not reveal and ta & Town C danalysis  05/30/2018 320,000  Kent land red 04/15/2020 ony of the afreshened ial settings sales and wheen employed the control of the control o	by prior sales or by prior sales of the prior sa subject cords subject propert since the pur- commensurat ratiable home s byed and a reas CLOSED SAI G TOWNS W WEIGHTED IT FORED AT ST ALTHOUGH	ty and conchase. The with the styles have sonable values REFI ERE SEA IN THE F 7500/ACR I VARIELI	of the subject proper of the subject proper of the comparable sa iewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on sites of been utilized in the ue range is indicate LECT THE MOST RCHED FOR SUP INAL ANALYSIS E, ABOVE GRADIO STYLE, SIZE, A	ty for the less for the deed, volun subject pr E SALE #	three y prior	ears prior year to the ge, as record and com CC  Kent land 04/15/202 used in Min the pre- cres. Du- on approved sales.  XIMATE OST REI RKET A STED AT	to the effective e date of sale records of sales	of the of	days peed the final audit of the	Appraise salional picture in the salional picture in t	at.  ior sales COMPARA  id records 020 mages ill evant sal at transfe five clos  ABLE FR WITHIN ED TO C S UP TO ESE SAL	on page 3 ABLE SALE  ustrate es were ers from ed  OM KENT FFSET 10% ES	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or cortain personalization w considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa THE MARKET SALES THE CONTEMPORARY PERTINENT DIFFEREN ADDRESS SPECIFIC SI REFLECT CURRENT M Additional Comments ***	did n d records,MLS X did n h assessment da research an ce(s) transfer historic historic has beer ural resident older closed market have rison Approact FROM NEI BARN STY CES, SITE S ETTING/INF	not reveal and ta & Town C danalysis  05/30/2018 320,000  Kent land red 04/15/2020 ony of the afreshened ial settings sales and when employing the control of the control o	ansfer history of any prior sales or subject property since the purcommensurate ariable home so any prior and a reast CLOSED SAI G TOWNS WEIGHTED ITORED AT STALTHOUGH	ty and conchase. The with the styles have sonable values REFI ERE SEA IN THE F 7500/ACR I VARIELI	of the subject proper of the subject proper of the comparable sa iewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on sites of been utilized in the ue range is indicate LECT THE MOST RCHED FOR SUP INAL ANALYSIS E, ABOVE GRADIO STYLE, SIZE, A	ty for the less for the deed, volun subject pr E SALE #	three y prior	ears prior year to the ge, as record and com CC  Kent land 04/15/202 used in Min the pre- cres. Du- on approved sales.  XIMATE OST REI RKET A STED AT	to the effective e date of sale records of sales	of the of	days peed the final audit of the	Appraise salional picture in the salional picture in t	at.  ior sales COMPARA  id records 020 mages ill evant sal at transfe five clos  ABLE FR WITHIN ED TO C S UP TO ESE SAL	on page 3 ABLE SALE  ustrate es were ers from ed  OM KENT FFSET 10% ES	3).
My research X did Data Source(s) Lan My research Gid Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or cortain personalization w considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa THE MARKET SALES THE CONTEMPORARY PERTINENT DIFFEREN ADDRESS SPECIFIC SI REFLECT CURRENT M Additional Comments ***	did n d records,MLS X did n h assessment da research an  ce(s) transfer histe hich has beer ural resident older closed market have FROM NEI BARN STY CES, SITE S ETTING/INF ARKET DA	not reveal and ta & Town C danalysis  05/30/2018 320,000  Kent land resolution of the afreshened ial settings sales and when the control of t	ansfer history of any prior sales or by prior sales or by prior sales or by prior sales or by prior sales or the prior sa SUBJECT  cords  subject property since the pure commensurate the pure commensurate ariable home so by and a reas  CLOSED SAI  G TOWNS WIGHTED AT STALTHOUGH  E IMMEDIAT	ty and conchase. The with the styles have sonable values REFI ERE SEA IN THE F 7500/ACR I VARIELI	of the subject proper of the comparable sa- iewed. VP refers to the ster history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfers subject on sites of been utilized in the ue range is indicate LECT THE MOST RCHED FOR SUP INAL ANALYSIS E, ABOVE GRADI D STYLE, SIZE, A ET SEGMENT WI	ty for the seles for the deed, volunt subject property was the seles than a sales cond by the a RECENT PORT; T TYPICA E AREA A ND AGE TH A FOUR AREA A FOUR	purchissales in PRO HE MADJUS S OF CCUS C	ears prior year to the ge, as record and com CC  Kent land 04/15/202 used in Min the pre- cres. Du- on approved sales.  XIMATE OST REI RKET A STED AT	to the effective education of the date of sales and the municiparable sales of the	of the control of the	days pe	Appraise rable sa appraise rable sa constant process of the constant process o	al.  ior sales COMPARA  int transfer five clos  ABLE FR  WITHIN  ED TO Q  S UP TO Q  ESE SAL  N ***	on page 3 ABLE SALE  SUSTRICT  SUSTR	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sate/Transfer Price of Prior Sate/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa THE MARKET SALES THE CONTEMPORARY PERTINENT DIFFEREN ADDRESS SPECIFIC SI REFLECT CURRENT M Additional Comments *** Indicated Value by Sale Indicated Value by Sale	did n d records,MLS X did n h assessment da research an ce(s) transfer hist- hich has beer ural resident older closed market have FROM NEIO BARN STY CES, SITE S ETTING/INF ARKET DA'	not reveal and ta & Town Cld analysis  05/30/2018 320,000  Kent land reconstruction of the afreshened in settings sales and when the construction of the construction	ansfer history of any prior sales or the prior sa subject property subject property since the purcommensurate ariable home and any prior and any prior	ty and conchase. The with the styles have some been revenue or transfers. The with the styles have some been revenue or transfers. The with the styles have some been revenue or transfers. The styles have some been revenue or transfers and the styles have some been revenue or transfers. The styles have some been revenue or transfers and the styles have some been revenue or transfers and the styles are styles are styles are styles and the styles are styles ar	of the subject proper of the comparable sa- iewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on strates of been utilized in the lue range is indicate  ECT THE MOST RCHED FOR SUP INAL ANALYSIS E, ABOVE GRADI D STYLE, SIZE, A ET SEGMENT WI  Cost Approach (iii	ty for the seles for the deed, volum subject pre solve the seles than a sales cord dby the a RECENT TYPICA E AREA AND AGE THA FOR developer to the seles than a sales cord by the seles than a seles select	purchisales in tenado pay tenado	ears prior year to the ge, as recor and com CC  Kent land 04/15/202 ased in M in the pre con approx d sales.  XIMATI OST REI RKET A THOME H ON THE	to the effective e date of sales and appearable sales obmparable sales obm	of the control of the	days poet addition of the company of	apprais rable sa ional pi (  Kent lai 04/15/2 r mls-i- nost rel releva nalysis, VAIL. UND Y TILIZ. CTOR. D, THI	al.  le.  lor sales  COMPARA  decords  O20  mages ill  evant sal  nt transfe  five clos  ABLE FR  WITHIN  ED TO O  ES UP TO  ESE SAL  N. ***	on page 3 ABLE SALE  USTRATE ES WERE ETS FROM ED  COM KENT FFSET 10% ES See	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa THE MARKET SALES THE CONTEMPORARY PERTINENT DIFFEREN ADDRESS SPECIFIC SI REFLECT CURRENT M Additional Comments **4 Indicated Value by Sale Indicated Value by Sale	did n d records,MLS X did n h assessment da research an ce(s) transfer hist- hich has beer ural resident older closed market have FROM NEIU BARN STY CES, SITE S ETTING/INF ARKET DA' des Compariso les Compariso talysis best for	not reveal and ta & Town Cld analysis  05/30/2018 320,000  Kent land reconstruction of the affection of the	ansfer history of any prior sales or any prior sale	ty and conchase. The with the styles have some been EV and the styles have some been EV and the EV	of the subject proper of the comparable sa- iewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on stransfe subject on stransfe use range is indicate LECT THE MOST RCHED FOR SUP INAL ANALYSIS E, ABOVE GRADI D STYLE, SIZE, A ET SEGMENT WI  Cost Approach (ii Illers in the market.	ty for the seles for the deed, volun subject pre SALE #	purchisales If  purchisales I  purchisales I  ten ac  property  PRO  HE MI  ADJUS  S OF  CUS C	ears prior year to the ge, as record and come CC  Kent land 04/15/202 ased in M in the pre cres. Du on approx d sales.  XIMATI OST REI RKET A TED AT HOME H ON THE	to the effective e date of sales and appropriate time to the sales of	of the control of the	days per days port addition of the second add	apprais  apprais  construction of the construc	al.  le.  lor sales  COMPARA  descords  O20  mages ill  evant sal  nt transfe  five clos  ABLE FR  WITHIN  ED TO Q  ES UP TO  ESE SAL  N. ***	on page 3 ABLE SALE  USTRATE ES WERE ES FORM ED  OM  KENT OFFSET  10% ES  See	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sate/Transfer Price of Prior Sate/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa THE MARKET SALES THE CONTEMPORARY PERTINENT DIFFEREN ADDRESS SPECIFIC SI REFLECT CURRENT M Additional Comments ***	did n d records,MLS X did n h assessment da research an ce(s) transfer hist- hich has beer ural resident older closed market have FROM NEIU BARN STY CES, SITE S ETTING/INF ARKET DA' des Compariso les Compariso talysis best for	not reveal and ta & Town Cld analysis  05/30/2018 320,000  Kent land reconstruction of the affection of the	ansfer history of any prior sales or any prior sale	ty and conchase. The with the styles have some been EV and the styles have some been EV and the EV	of the subject proper of the comparable sa- iewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on stransfe subject on stransfe use range is indicate LECT THE MOST RCHED FOR SUP INAL ANALYSIS E, ABOVE GRADI D STYLE, SIZE, A ET SEGMENT WI  Cost Approach (ii Illers in the market.	ty for the seles for the deed, volun subject pre SALE #	purchisales If  purchisales I  purchisales I  ten ac  praying PRO  HE MI  ADJUS  S OF  CUS C	ears prior year to the ge, as record and come CC  Kent land 04/15/202 ased in M in the pre cres. Du on approx d sales.  XIMATI OST REI RKET A TED AT HOME H ON THE	to the effective e date of sales and appropriate time to the sales of	of the control of the	days per days port addition of the second add	apprais  apprais  construction of the construc	al.  le.  lor sales  COMPARA  descords  O20  mages ill  evant sal  nt transfe  five clos  ABLE FR  WITHIN  ED TO Q  ES UP TO  ESE SAL  N. ***	on page 3 ABLE SALE  USTRATE ES WERE ES FORM ED  OM  KENT OFFSET  10% ES  See	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sate/Transfer Price of Prior Sate/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa THE MARKET SALES THE CONTEMPORARY PERTINENT DIFFEREN ADDRESS SPECIFIC SI REFLECT CURRENT M Additional Comments *** Indicated Value by Sale Indicated Value by Sale	did n d records,MLS X did n h assessment da research an ce(s) transfer hist- hich has beer ural resident older closed market have FROM NEIU BARN STY CES, SITE S ETTING/INF ARKET DA' des Compariso les Compariso talysis best for	not reveal and ta & Town Cld analysis  05/30/2018 320,000  Kent land reconstruction of the affection of the	ansfer history of any prior sales or any prior sale	ty and conchase. The with the styles have some been EV and the styles have some been EV and the EV	of the subject proper of the comparable sa- iewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on stransfe subject on stransfe use range is indicate LECT THE MOST RCHED FOR SUP INAL ANALYSIS E, ABOVE GRADI D STYLE, SIZE, A ET SEGMENT WI  Cost Approach (ii Illers in the market.	ty for the seles for the deed, volun subject pre SALE #	purchisales If  purchisales I  purchisales I  ten ac  praying PRO  HE MI  ADJUS  S OF  CUS C	ears prior year to the ge, as record and come CC  Kent land 04/15/202 ased in M in the pre cres. Du on approx d sales.  XIMATI OST REI RKET A TED AT HOME H ON THE	to the effective e date of sales and appropriate time to the sales of	of the control of the	days per days port addition of the second add	apprais  apprais  construction of the construc	al.  le.  lor sales  COMPARA  descords  O20  mages ill  evant sal  nt transfe  five clos  ABLE FR  WITHIN  ED TO Q  ES UP TO  ESE SAL  N. ***	on page 3 ABLE SALE  USTRATE ES WERE ES FORM ED  OM  KENT OFFSET  10% ES  See	3).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sate/Transfer Price of Prior Sate/Transfer Price of Prior Sate/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa THE MARKET SALES THE CONTEMPORARY PERTINENT DIFFEREN ADDRESS SPECIFIC SI REFLECT CURRENT M Additional Comments **4 Indicated Value by Sale Indicated Value by Sale Indicated Value by: Sa The Sales Comparison Ar and the difficulty in estin	did n d records,MLS X did n h assessment da research an ce(s) transfer hist hich has beer ural resident older closed market have FROM NEI BARN STY CES, SITE S ETTING/INF ARKET DA' as Compariso les Compariso les Comparis	not reveal and ta & Town Cld analysis  05/30/2018 320,000  Kent land reconstruction of the affection of the	ansfer history of any prior sales or the prior sales of the prior sales of the prior sales of the prior sales. Subject propert since the purcommensurate ariable homes by and a reas over a since the purcommensurate ariable homes. Subject propert since the purcommensurate ariable homes. Subject propert sales and a reas over any subject propert sales and a reas over a subject properties and a subject prope	transfers transf	of the subject proper of the comparable sa- iewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on stransfe subject on stransfe use range is indicate LECT THE MOST RCHED FOR SUP INAL ANALYSIS E, ABOVE GRADI D STYLE, SIZE, A ET SEGMENT WI  Cost Approach (ii Illers in the market.	ty for the lies for the deed, volun subject pre E SALE #  Diject was pre of the less than a sales cond by the a sales than	purch: sales i  purch: sales i  ten ac mparise  PRO HE Mi  AL MA  ADJUS  S OF  CUS C	ears prior year to the ge, as record and com Co Kent land 04/15/202 used in M in the pre cres. Du on approa d sales.  XIMATE OST REI RKET A STED AT HOME H ON THE	to the effective e date of sales of the municiparable sales of the municiparable sales of the municiparable sales of the s	of the coss re	days peed to the second to the	Appraise salional process of the control of the con	al.  le.  for sales  COMPARA  decords  020  mages ill  evant sal  nt transfe  five clos  ABLE FR  WITHIN  ED TO Q  S UP TO  ESE SAL  N ***	on page 3 ABLE SALE  USTRATE ES WERE OFFSET 10% ES See  \$ yements pa.	33).
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa THE MARKET SALES THE CONTEMPORARY PERTINENT DIFFEREN ADDRESS SPECIFIC SI REFLECT CURRENT M Additional Comments *** Indicated Value by Sale Indicated Value by Sale Indicated Value by: Sale	did n d records,MLS X did n h assessment da research an ce(s) transfer histe hich has beer ural resident older closed market have rison Approach FROM NEI BARN STY CES, SITE S ETTING/INF ARKET DA' des Compariso les Compariso le	not reveal and the analysis of the analysis of the analysis of the analysis of the analysis of analysi	ansfer history of any prior sales or the prior sales of the prior sale	ty and conchase. The with the styles have conable values REFIERE SEA NARKI	of the subject proper of the subject proper of the comparable sa iewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 nparable sales Sul ere were no transfe subject on sites of been utilized in the ue range is indicate LECT THE MOST RCHED FOR SUP INAL ANALYSIS E, ABOVE GRADI D STYLE, SIZE, A ET SEGMENT WI  Cost Appreach (it llers in the market not developed due	ty for the less for the deed, volun subject pre E SALE #  Diject was ars of the less than a sales cord by the a RECENT PORT; TOTYPICA E AREA A ND AGE THA FOUNT THE Cost of the lace decifications	purch: sales if  purch: sales i ten ac mparisi diuste  PRO HE Ma ADJUS S OF CCUS C  on the	ears prior year to the ge, as record and com CC  Kent land 04/15/202 ased in M in the pre- cres. Du- on approad d sales.  XIMATI OST REI ARET A GTED AT HOME F ON THE	to the effective e date of sale or ded in the municiparable sales of sale some sales of the sale	of the cost response of the co	days peed to the action of the	Appraise salional process of the control of the con	al.  ior sales COMPARA  ior sale	on page 3 ABLE SALE  USTRATE ES WERE OFFSET 10% ES See  \$ yements pa.	e bee
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa THE MARKET SALES THE CONTEMPORARY PERTINENT DIFFEREN ADDRESS SPECIFIC SI REFLECT CURRENT M Additional Comments *** Indicated Value by Sale Indicated Value by Sale Indicated Value by: Sa The Sales Comparison Ar and the difficulty in estin This appraisal is made completed, subject	did n d records,MLS X did n h assessment da research an ce(s) transfer histe hich has beer ural resident older closed market have rison Approact FROM NEI BARN STY CES, SITE S ETTING/INF ARKET DA' ces Compariso tallysis best re- nating depree	not reveal and take Town Cld analysis  05/30/2018 320,000  Kent land recount of the interest o	ansfer history of any prior sales or the prior sales of the prior sale	ty and conchase. The with the styles have conable values REFI ERE SEA IN THE F 7500/ACR I VARIEL E MARK!	of the subject proper of the subject proper of the comparable sa iewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 nparable sales Sul ere were no transfe subject on sites of been utilized in the lue range is indicate LECT THE MOST RCHED FOR SUP INAL ANALYSIS E. ABOVE GRADI D STYLE, SIZE, A ET SEGMENT WI  Cost Approach (ii) Illers in the market not developed due per plans and spe sis of a hypothetica	ty for the less for the deed, volun subject pre E SALE #  Diject was are of the less than a sales cord by the a RECENT PORT; TOTYPICA A RECENT PORT; T	purchisales in ten acamparisis of the MAL MA ADJUSS OF CCUS CCUS CCUS CCUS CCUS CCUS CCUS CCU	ears prior year to the ge, as recor and com CC  Kent land 04/15/202 ased in M in the pre- cres. Du- on approad d sales.  XIMATI OST REI RKET A  STED AT HOME F ON THE	to the effective e date of sale or ded in the municiparable sales of sale some sales of the sale	of the cost of the	days peed to the second to the	Appraise salional process of the control of the con	al.  ior sales COMPARA  ior sale	on page 3 ABLE SALE  USTRATE ES WERE OFFSET 10% ES See  \$ vements page 3	e bee
My research X did Data Source(s) Lan My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or certain personalization w considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa THE MARKET SALES THE CONTEMPORARY PERTINENT DIFFEREN ADDRESS SPECIFIC SI REFLECT CURRENT M Additional Comments *** Indicated Value by Sale Indicated Value by Sale Indicated Value by: Sale	did n d records,MLS X did n h assessment da research an ce(s) transfer histe hich has beer ural resident older closed market have rison Approact FROM NEI BARN STY CES, SITE S ETTING/INF ARKET DA' ces Compariso tallysis best re- nating depree	not reveal and take Town Cld analysis  05/30/2018 320,000  Kent land recount of the interest o	ansfer history of any prior sales or the prior sales of the prior sale	ty and conchase. The with the styles have conable values REFI ERE SEA IN THE F 7500/ACR I VARIEL E MARK!	of the subject proper of the subject proper of the comparable sa iewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 nparable sales Sul ere were no transfe subject on sites of been utilized in the lue range is indicate LECT THE MOST RCHED FOR SUP INAL ANALYSIS E. ABOVE GRADI D STYLE, SIZE, A ET SEGMENT WI  Cost Approach (ii) Illers in the market not developed due per plans and spe sis of a hypothetica	ty for the less for the deed, volun subject pre E SALE #  Diject was are of the less than a sales cord by the a RECENT PORT; TOTYPICA A RECENT PORT; T	purchisales in ten acamparisis of the MAL MA ADJUSS OF CCUS CCUS CCUS CCUS CCUS CCUS CCUS CCU	ears prior year to the ge, as recor and com CC  Kent land 04/15/202 ased in M in the pre- cres. Du- on approad d sales.  XIMATI OST REI RKET A  STED AT HOME F ON THE	to the effective e date of sale or ded in the municiparable sales of sale some sales of the sale	of the cost of the	days peed to the second to the	Appraise salional process of the control of the con	al.  ior sales COMPARA  ior sale	on page 3 ABLE SALE  USTRATE ES WERE OFFSET 10% ES See  \$ vements page 3	e bee
My research X did Data Source(s) Lam My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)  Effective Date of Data Sour Analysis of prior sale or certain personalization we considered those with nat the region in the past year, sales within the immediate Summary of Sales Compather MARKET SALES THE CONTEMPORARY PERTINENT DIFFEREN ADDRESS SPECIFIC SI REFLECT CURRENT MAdditional Comments ***  Indicated Value by Sale Indicated Value by:	did n d records,MLS X did n h assessment da research an ce(s) transfer histe hich has beer ural resident older closed market have rison Approact FROM NEI BARN STY CES, SITE S ETTING/INF ARKET DA' ces Compariso tallysis best re nating depree	not reveal and take Town Clot analysis  05/30/2018 320,000  Kent land recount of the interest	ansfer history of any prior sales or the prior sales of the prior sale	ty and conchase. The with the styles have conable values REFI ERE SEA IN THE F 7500/ACR I VARIEL E MARK!	of the subject proper of the comparable salewed. VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on sites of been utilized in the lue range is indicate LECT THE MOST RCHED FOR SUP INAL ANALYSIS E. ABOVE GRADI D STYLE, SIZE, A ET SEGMENT WI  Cost Approach (ii) Illers in the market, not developed due per plans and spe sis of a hypothetica the condition or of	ty for the less for the deed, volun subject pre E SALE #  Diject was are of the less than a sales cord by the a RECENT PORT; TOTAL A FOR THE A FOR	purch: sales if  purch: sales it ten ac mpariss diguste  PRO HE MALL MA ADJUS S OF CUS C  on the hat does	ears prior year to the ge, as recor and com CC  Kent land 04/15/202 ased in M in the pre- cres. Du- on approar d sales.  XIMATI OST REI RKET A  STED AT HOME H ON THE	to the effective e date of sale ended in the municiparable sales of sales o	of the construction of the	days peed to the second to the	Appraise salional process of the control of the con	al.  ior sales COMPARA  ior sale	on page 3 ABLE SALE  ustrate es were ers from ed  OM KENT FFSET 10% ES See	#3
My research X did Data Source(s) Lam My research did Data Source(s) Bot Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)  Effective Date of Data Sour Analysis of prior sale or certain personalization we considered those with nat the region in the past year, sales within the immediate Summary of Sales Compa THE MARKET SALES THE CONTEMPORARY PERTINENT DIFFEREN ADDRESS SPECIFIC SI REFLECT CURRENT MAdditional Comments ***  Indicated Value by Sale Indicated Value by: Sa The Sales Comparison Ar and the difficulty in estin This appraisal is made completed, subject following required inspect	did not not discovered to the follow lion based on visual inspect	not reveal and the transfer of transfer of the transfer of	subject properts since the puratrariable home soyed and a rease CLOSED SAI G TOWNS WWEIGHTED I TORED AT \$3 ALTHOUGH I MEDIAT SAID SAID SAID SAID SAID SAID SAID SAID	r transfers r tran	of the subject proper of the comparable sa lewed. VP refers to the ster history of the COMPARABL  Kent land records 04/15/2020 mparable sales Sul ere were no transfe subject on sites of been utilized in the lue range is indicate ECT THE MOST RCHED FOR SUP INAL ANALYSIS E, ABOVE GRADIO STYLE, SIZE, A ET SEGMENT WI  Cost Approach (ii) Illers in the market not developed due  per plans and spe sis of a hypothetica the condition or of	ty for the selection of	purchisales if property in the	ears prior year to the ge, as recome CCC  Kent land 04/15/202 ased in M in the pro- con approad sales.  XIMATI OST REI RKET A STED AT HOME H ON THE  roach is a stata with a the passis of the repair not required.	to the effective date of sale and an in a complete control of a hypothel is or alteration scope of	of the control of the	days poet addition of the sent multion of the	appraise rable sa ional pulcon (control of the complete sa ional pulcon (control of the control of the con	al.  le.  lor sales COMPARA  od records 020 mages ill evant sal nt transfe five clos  ABLE FR WITHIN ED TO C S UP TO ESE SAL N. ***  liveloped) he impro n this are e improve eted, or [	on page 3 ABLE SALE  USTRATE  ES WERE  COM  KENT  FFSET  10%  ES  See  swements  a.  ements hav  subject  subject  ions and	#3

22.9	ABOUT THE APPRAISER (DEW) My appraisal office, in Goshen, CT, is within 15 mi	les of the subject and Kent Town Hall. I have been appraisi	ing real property
	since 1986, with a full time practice in Litchfield County since 1991. My professional	experience includes court testimony in the Litchfield Superi	or Court, and I have
	been on the regular roster for foreclosure assignments through that Courthouse since 19		
	employees, attorneys, bankers, and mortgage brokers in northwestern CT. My personal		
	CT, although I complete most assignments within the 20 mile radius around my home of	ffice. In the past five years, I have appraised an average of	100 residential
	properties per year.		
b			
	APPRAISER COMPETENCY THE COMPANY SUBSCRIBES TO ALL APPROPR		
Н	RECORDS FOR ALL ASSIGNMENTS. REPORTS ARE REVIEWED BY THE SUPE	ERVISORY APPRAISER FOR QUALITY, CONSISTENCY	AND
	ADHERENCE TO GOOD APPRAISAL PRACTICE AND U.S.P. A.P. REGULATIONS		
Α	Refer to attached text addenda pages and disclosure comments.		
D	1		
D	MLS PHOTOS. The appraiser has reserved the right to use MLS photos if necessary R		
÷	street, images in which unknowing individuals would be present in the photos, comps w	ith safety or seasonal conditions such as snow or ice which	prohibit access or
i.	alter the visibility of the home, or residences which the appraiser knows/suspects have	been altered in some way (after the sale) in a manner that m	ight affect the
0	overall value since the purchase. The appraiser has performed at a minimum a drive by	inspection of the comps and has examined virtual tour phot	os provided by the
N	local MLS system and On-line sources. Applicable MLS photos are the most accurate d		
£	overall credibility of this report		
٦			
С			
0			
W			
M			
N			
Т			
S			
_			
		ACH TO VALUE	
	Support for the opinion of site value (summary of comparable land sales or other methods		
	The estimated value for the subject's lot (\$115K) is extracted from improved properties		
С	assessment data and proportional analyses. The land to value ratio at 34% is in keeping		\$7500 per acre
ŏ	based on data collection and review of larger land tract trades around the geographic ar	ca.	- Control of the Cont
-			- Control of Control o
S			100
S	ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW	OPINION OF SITE VALUE	
Т	ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs	Dwelling 2,305 Sq. Ft. @ \$	100
T A	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019	Dwelling 2,305 Sq. Ft. @ \$	
Т	Source of cost data Local bldrs	Dwelling 2,305 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$	=\$
TAPPR	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is	Dwelling         2,305 Sq. Ft. @ \$           BSMT         1,436 Sq. Ft. @ \$           Garage/Carport         Sq. Ft. @ \$	
TAPPRO	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Dwelling         2,305 Sq. Ft. @ \$           BSMT         1,436 Sq. Ft. @ \$           Garage/Carport         Sq. Ft. @ \$	
TAPPROA	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is	Dwelling         2,305 Sq. Ft. @ \$           BSMT         1,436 Sq. Ft. @ \$           Garage/Carport         Sq. Ft. @ \$	
TAPPRO	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The	Dwelling         2,305         Sq. Ft. @ \$            BSMT         1,436         Sq. Ft. @ \$            Garage/Carport         Sq. Ft. @ \$            Total Estimate of Cost-New	
TAPPROAC	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The	Dwelling	=\$ =\$ =\$ =\$ ( )
TAPPROAC	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The	Dwelling	=\$ =\$ =\$ ( ) =\$
TAPPROAC	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The	Dwelling	=\$ =\$ =\$ ( ) =\$
TAPPROAC	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The	Dwelling	=\$ =\$ =\$ ( ) =\$
T APPROACH	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records  Estimated Remaining Economic Life (HUD and VA only) 55 Years	Dwelling 2,305 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$
T APPROACH -NC	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records  Estimated Remaining Economic Life (HUD and VA only) 55 Years	BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New  Less Physical Functional External  Depreciated Cost of Improvements  'As-is' Value of Site Improvements  Indicated Value By Cost Approach	=\$ =\$ =\$ =\$ =\$ =\$
T APPROACH -NOO	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 55 Years INCOME APPRO	Dwelling 2,305 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New Less Physical Functional External  Depreciated Cost of Improvements  'As-is' Value of Site Improvements  Indicated Value By Cost Approach  DACH TO VALUE  = \$ Indicated Value by Income	=\$ =\$ =\$ =\$ =\$ =\$
T APPROACH -NC	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 55 Years  INCOME APPROESTIMATED INC	Dwelling 2,305 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New Less Physical Functional External  Depreciated Cost of Improvements  'As-is' Value of Site Improvements  Indicated Value By Cost Approach  DACH TO VALUE  = \$ Indicated Value by Income	=\$ =\$ =\$ =\$ =\$ =\$
T APPROACH -NOOM	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 55 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICE	Dwelling 2,305 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New Less Physical Functional External  Depreciated Cost of Improvements  'As-is' Value of Site Improvements  Indicated Value By Cost Approach  DACH TO VALUE  = \$ Indicated Value by Income	=\$ =\$ =\$ =\$ =\$ =\$
T APPROACH -ZCOME	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 55 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICE  PROJECT INFORMATION	Dwelling 2,305 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New Less Physical Functional External Depreciation Depreciated Cost of Improvements	=\$ =\$ =\$ =\$ =\$ =\$
T APPROACH -NOOM	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 55 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICE  PROJECT INFORMATION	Dwelling 2,305 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New Less Physical Functional External Depreciation Depreciated Cost of Improvements  *As-is' Value of Site Improvements  Indicated Value By Cost Approach  DACH TO VALUE  = \$ Indicated Value by Income Indicated Value By	=\$ =\$ =\$ =\$ =\$ =\$ Approach
T APPROACH -ZCOME P	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 55 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICE  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?	Dwelling 2,305 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New Less Physical Functional External Depreciation Depreciated Cost of Improvements  *As-is' Value of Site Improvements  Indicated Value By Cost Approach  DACH TO VALUE  = \$ Indicated Value by Income Indicated Value By	=\$ =\$ =\$ =\$ =\$ =\$ Approach
T APPROACH - NCOME PUD	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 55 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICE  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control of the Homeowners' Association (HOA)?	Dwelling 2,305 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New Less Physical Functional External Depreciation Depreciated Cost of Improvements  *As-is' Value of Site Improvements  Indicated Value By Cost Approach  DACH TO VALUE  = \$ Indicated Value by Income Indicated Value By	=\$ =\$ =\$ =\$ =\$ =\$ Approach
T APPROACH -ZCOME PUD I	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 55 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICE  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in con Legal name of project	Dwelling 2,305 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New  Less Physical Functional External  Depreciation  Depreciated Cost of Improvements	=\$ =\$ =\$ =\$ =\$ =\$ Approach
T APPROACH -ZCOME PUD IN	Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from municipal records.  Estimated Remaining Economic Life (HUD and VA only) 55 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICE  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in con Legal name of project  Total number of phases	BSMT 1,436 Sq. Ft. ® \$  BSMT 1,436 Sq. Ft. ® \$  Garage/Carport Sq. Ft. ® \$  Total Estimate of Cost-New External  Depreciation  Depreciated Cost of Improvements.  'As-is' Value of Site Improvements.  Indicated Value By Cost Approach.  Indicated Value By Cost Approach.  ENT DATA TO DEVELOP THE INCOME APPROACH.  FOR PUDS (if applicable)  Yes No Unit type(s) Detached Attached trol of the HOA and the subject property is an attached	=\$ =\$ =\$ =\$ =\$ =\$ Approach
T APPROACH -ZCOME PUD I	Source of cost data	Dwelling 2,305 Sq. Ft. ® \$  BSMT 1,436 Sq. Ft. ® \$  Garage/Carport Sq. Ft. ® \$  Total Estimate of Cost-New Less Physical Functional External Depreciation Depreciated Cost of Improvements.  'As-is' Value of Site Improvements.  Indicated Value By Cost Approach  Indicated Value By Cost Approach  Indicated Value By Cost Approach  EINT DATA TO DEVELOP THE INCOME APPROACH.  FOR PUDS (if applicable)  Yes No Unit type(s) Detached Attached trol of the HOA and the subject property is an attached Data Source(s)	=\$ =\$ =\$ =\$ =\$ =\$ Approach
T APPROACH -ZOOME PUD INFOR	Source of cost data	Dwelling 2,305 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New Less Physical Functional External Depreciation Depreciated Cost of Improvements  Indicated Value By Cost Approach  Indicated Value By Cost Approach  PAS-is' Value of Site Improvements  Indicated Value By Cost Approach  PAS-BY Value By Cost Approach  Indicated Value by Income APPROACH.  FOR PUDS (if applicable)  Yes No Unit type(s) Detached Attached trol of the HOA and the subject property is an attached Data Source(s)	=\$ =\$ =\$ =\$ =\$ =\$ Approach
T APPROACH -ZOOME PUD INFORM	Source of cost data	Dwelling 2,305 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New Less Physical Functional External Depreciation Depreciated Cost of Improvements  Indicated Value By Cost Approach  Indicated Value By Cost Approach  PAS-is' Value of Site Improvements  Indicated Value By Cost Approach  PAS-BY Value By Cost Approach  Indicated Value by Income APPROACH.  FOR PUDS (if applicable)  Yes No Unit type(s) Detached Attached trol of the HOA and the subject property is an attached Data Source(s)	=\$ =\$ =\$ =\$ =\$ =\$ Approach
T APPROACH -ZCOME PUD INFORMA	Source of cost data	Dwelling 2,305 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New Less Physical Functional External Depreciation Depreciated Cost of Improvements  Indicated Value By Cost Approach  Indicated Value By Cost Approach  PAS-is' Value of Site Improvements  Indicated Value By Cost Approach  PAS-BY Value By Cost Approach  Indicated Value by Income APPROACH.  FOR PUDS (if applicable)  Yes No Unit type(s) Detached Attached trol of the HOA and the subject property is an attached Data Source(s)	=\$ =\$ =\$ =\$ =\$ =\$ Approach
T APPROACH -ZCOME PUD INFORMAT	Source of cost data	BSMT 1,436 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New  Less Physical Functional External  Depreciation  Depreciated Cost of Improvements	=\$ =\$ =\$ =\$ =\$ =\$ Approach
T APPROACH -ZCOME PUD INFORMA	Source of cost data	Dwelling 2,305 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New Less Physical Functional External Depreciation Depreciated Cost of Improvements  Indicated Value By Cost Approach  Indicated Value By Cost Approach  PAS-is' Value of Site Improvements  Indicated Value By Cost Approach  PAS-BY Value By Cost Approach  Indicated Value by Income APPROACH.  FOR PUDS (if applicable)  Yes No Unit type(s) Detached Attached trol of the HOA and the subject property is an attached Data Source(s)	=\$ =\$ =\$ =\$ =\$ =\$ Approach
T APPROACH -ZOOME PUD INFORMATI	Source of cost data	BSMT 1,436 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New  Less Physical Functional External  Depreciation  Depreciated Cost of Improvements	=\$ =\$ =\$ =\$ =\$ =\$ Approach
T APPROACH -ZUOSE PUD INFORMATIO	Source of cost data	BSMT 1,436 Sq. Ft. @ \$  BSMT 1,436 Sq. Ft. @ \$  Garage/Carport Sq. Ft. @ \$  Total Estimate of Cost-New  Less Physical Functional External  Depreciation  Depreciated Cost of Improvements	=\$ =\$ =\$ =\$ =\$ =\$ Approach

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:**The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

### APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3, I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property,
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

- 20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

#### SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Qui E Wicks	Signature Name R. Marce Hunter, MAV
Name Dawn E. Wicks Company Name DAWN E. WICKS APPRAISALS, LLC	Company Name HUNGER ASSOCIATES, LLC
Company Address 123 BRYNMOOR COURT	Company Address 772 FARMINGTON AVENUE
GOSHEN, CT 06756	FARMINGTON, CT 06032
Telephone Number (860) 491-9200	Telephone Number (860) 677-9646
Email Address wilkesau@optonline.net	Email Address bruceh@hunterllc.com
Date of Signature and Report 04/22/2020	Date of Signature 04/22/2020
Effective Date of Appraisal 04/15/2020	State Certification # RCG0000297
State Certification # RCR0000800	or State License #
or State License #	State CT
or Other	Expiration Date of Certification or License 04/30/2020
State CT	
Expiration Date of Certification or License 04/30/2020	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
25 Bald Hill Road	X Did inspect exterior of subject property from street
South Kent, CT 06785	Date of Inspection 04/15/2020 (Walk about buildings)
APPRAISED VALUE OF SUBJECT PROPERTY \$ 340,000	Did inspect interior and exterior of subject property
CLIENT	Date of Inspection
Name Attorney Michael Rybak, Jr.	COMPARABLE SALES
Company Name	OUNIFACABLE OFFICE
Company Address c/o Guion Stevens & Rybak LLP	X Did not inspect exterior of comparable sales from street
PO Box 338 Litchfield, CT 06759	Did inspect exterior of comparable sales from street
Email Address	Date of Inspection

Ough #220125

File No. 20041502

				ADD	TIONAL COMPA	ARABLES						
Intended User	luion. Steven	s & Rybak, LLP	^									
	Hill Road											
City South Kent		Cou	nty Litchfiel	d		State CT			Zip Co	ode (x	5785	
10.000	Attorney Mich	nacl Rybak, Jr.		7								
FEATURE		JBJECT	COMP	ARABLE	SALE NO. 4	COMP	ARABLE S	ALE NO. 5		COMPA	RABLE S	ALE NO. 6
25 Bald Hill Road			11 Kane Mount	ain Road		389 Kent Cornwall Road						
Address South Kent, CT 06785		Kent, CT 06757			Kent, CT 06757							
Proximity to Subject		1 43 miles SE			3.30 miles N							
Sale Price	ect S		1.45 miles 51,	\$	523,750		\$	310,000			\$	
	\$	sq. ft.	\$ 230.5		223,750		sq. ft.	213,000	\$		sq. ft.	
Data Source(s)	Φ	34.11.	\$ 230.52 sq. fi TData MLS			TData,MLS	, - 4		Ť			
			V186, P417 - D	OM 217		V186, P297 - De	OM 230					
Verification Source(s)	DEGG	RIPTION	DESCRI		+(-)\$ Adjustment	DESCRIP	1-11-11	+(-)\$ Adjustment	DI	SCRIPT	ION	+(-)\$ Adjustment
VALUE ADJUSTMENTS	DESC	RIFTION		FIION	7(-70 Adjustinent	ArmLth	11014	( ) Trajasii i sii				
Sale or Financing			ArmLth			Cash						
Concessions			Cash			04/06/2018						
Date of Sale/Time			04/23/2018		50.000			+30,000				
Location	Avg/Good		Good		-50,000	Average		+30,000				
Leasehold/Fee Simple	Fee Simple		Fee Simple		57.000	Fee Simple		12,000				
Site	1.5 Acres		9.13 Acres		-57,000	1.25 Acres		+2,000				
View	LtWds		LtWds		-	LtWds				_		
Design (Style)	Cntmp Barn		Cntmp Barn			Cntmp Barn						
Quality of Construction	Avg/Good		Avg/Good			Avg/Good	,		_			
Actual Age	YB 1975		YB 1976/Remo	d		YB 1900/Update	ed		_			
Condition	Average		Good	1	-50,000	Average	1		T	n. I	0.:15	
Above Grade	Total Bdr		Total Bdrms		1	Total Bdrms.				Bdrms.	Baths	
Room Count		4 3F1H	9 4	3F	+3,000		2F1H	+6,000				
Gross Living Area	2,305	sq.ft.	2,272	sq. ft.	+1,500		sq. ft.	-13,500			sq. ft.	
Basement & Finished	Eff Full		Full			Eff Full						
Rooms Below Grade	Semifin-no v	alue	Unfinished			Unfinished						
Functional Utility	Avg for Mar	ket	Avg for Market			Avg for Market						
Heating/Cooling	Oil/No CAC		Gas/Split AC		-2,000	Oil/CAC		-2,000				
Energy Efficient Items	None Know	n	None Known			None Known						
Garage/Carport	2C Garage		None		+10,000	2C Garage						
Porch/Patio/Deck	Porches, Dec	k	Deck,Patio			Porch, Deck						
Fireplaces	2 Fpls		3 Fpls		-3,000	None		+6,000				
Extras,Outbldnes	None		Pool wSpa,She	d-n/v	-15,000	None						
Net Adjustment (Total)				x -	\$ -162,500	X +		\$ 28,500		+		\$
			Net Adi.	31.03 %		Net Adj.	919 %		Net Ad	j.	%	
Adjusted Sale Price			Net Adj. Gross Adi.	31,03 % 36.56 %			9 19 % 19 19 %	\$ 338,500	Net Ad Gross		% %	\$
Adjusted Sale Price of Comparables			Gross Adj.	31,03 % 36,56 %	\$ 361,250	Gross Adj.	19.19 %			Adi.		\$ SALE #6
Adjusted Sale Price of Comparables ITEM					\$ 361,250		19.19 %		Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables iTEM Date of Prior Sale/Transfer		05/30/2018	Gross Adj.		\$ 361,250	Gross Adj.	19.19 %		Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer		05/30/2018 320,000	Gross Adj. SUBJECT	36.56 %	\$ 361,250 COMPARABLE	Gross Adj. SALE #4	19 19 % COMP.	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	(e)	05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE	Gross Adj. SALE #4	19 19 % COMP.	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		05/30/2018 320,000 Kent land record	Gross Adj. SUBJECT	36,56 %	\$ 361,250 COMPARABLE  ent land records	Gross Adj. SALE #4	19 19 % COMP.  Kent land re	ARABLE SALE	Gross	Adi.	%	\$ SALE #6

		ADDIT	ONAL COMMENT	S	
Intended User	Guion, Stevens & Rybak, LLP^				
Property Address	25 Bald Hill Road				
City South Kent	County	Litchfield	State	CT	Zip Code 06785
OF	A A A A A				

### **SCOPE OF APPRAISAL**

The Client AND Intended User is defined as the Law office of Guion, Stevens & Rybak, LLP. Attorney Michael Rybak, Jr. is our point of contact in this matter. ^Other intended users would be the independent property owner(s), CT Siting Council. It is feasible the appraisal may be utilized in judicial matters in the Courts of the State of Connecticut and/or The United States.

The intended use of the appraisal is to assist with the impact study related to the proposed cell tower located in close proximity of the subject.

### NO OTHER INTENDED USE NOR USERS ARE STIPULATED.

SINCE MARCH 11, 2020, THE DATE THE WORLD HEALTH ORGANIZATION IDENTIFIED COVID-19 A PANDEMIC, THE UNITED STATES OF AMERICA HAS BEEN REACTING TO THE THREAT OF THIS WORLDWIDE VIRUS.

THE APPRAISER IS UNAWARE WHETHER ANYONE ON PREMISES OR VISITING THE SUBJECT PROPERTY IS INFECTED WITH THE COVID-19 VIRUS OR HAS COME IN CONTACT WITH ANYONE INFECTED WITH THE COVID-19 VIRUS. NO TESTS WERE CONDUCTED TO DETERMINE THE PRESENCE OF THE COVID-19 VIRUS IN THE SUBJECT. THE READER MAY REQUEST TESTING, BY TRAINED PROFESSIONAL, FOR THE PRESENCE OF THE COVID-19 VIRUS.

AT THIS TIME IT IS TOO EARLY TO DETERMINE IF ANY EFFECT ON MARKETABILITY CAN BE DISCERNED IN DIRECT OR INDIRECT RELATION TO THE COVID-19 PANDEMIC.

The appraisal is made subject to the extraordinary assumptions listed within the report. An extraordinary assumption relates to the "as is" findings as of April 15, 2020 in that the immediate neighborhood consists of improved single family residences and unimproved lightly wooded parcels of land only. While the adjacent abutting parcel to the south of the subject is the subject of a proposed cell tower installation, no such decision has been rendered on the matter. The extraordinary assumption relies on the abutting parcel remaining as an undeveloped unit with prospective residential use only.

Access to the land records was limited to online services and phone conversations with municipal personnel. The Appraiser is not learned about title search nor building inspection. Mechanical and utility systems, plumbing, heating, appliances were not tested for this assignment.

Both Appraisers, Dawn E. Wicks, and R. Bruce Hunter, made a walk about the exterior of the improvements. Dawn E. Wicks made a cursory walk through the residence, main and upper levels only [no surfaces were touched, no furnishings nor equipment moved; visualization was limited to open and obvious physical elements only] as of the effective date of appraisal.

### **NEIGHBORHOOD BOUNDARIES**

Market extends throughout Kent to neighboring and competing towns of northwestern CT/Litchfield County. Typically, Cornwall, Sharon, Washington and Warren are the foremost CT towns in this region which are reviewed for the market analysis in this market segment. For weekend/second-home buyers, the expanded market would include any similar community within a reasonable drive from the greater New York metropolitan area. The search for reasonable and representative comparable active, pending and sold properties has been undertaken with an emphasis on locational influences such as setting, historic village centers with services & conveniences, proximity to seasonal recreation (lakes, ski areas, hiking trails, etc.), theater/arts, tourist attractions & restaurants, Attempts have been made to develop sales with a similar setting and character. Due to the scarcity of truly similar annual sales, the data search was drawn back in time to early 2018.

### NEIGHBORHOOD DESCRIPTION

The small-town character and scenic environment draw tourists seeking respite year-round. The market segment would find property in neighboring towns similarly enticing. Most of these towns enjoy a historic village center offering municipal offices, cafes, library and conveniences. Regional public high schools, and multiple private schools service much of the community. Passive recreation opportunities abound with the proximity of the Housatonic River, lakes, and access to Land Trusts and various other nature preserves in the general neighborhood of these towns. The variety of price points within the immediate region is common to Litchfield County neighborhoods, based on land area, design and character of each individual property. No adverse locational influences were noted [see comments regarding proposed cell tower adjacent to the subject].

### MARKET CONDITIONS

A REVIEW OF SOLD PROPERTIES FROM SEVERAL YEARS AGO HAS BEEN MADE TO ADEQUATELY COMPLETE THIS APPRAISAL. FROM SITE VALUATION TO CONTRIBUTION OF SPECIFIC AMENITIES, ADJUSTMENT CRITERIA RELIES ON A THOROUGH INVESTIGATION OF THE MARKET AT LARGE. OFTEN, IN THIS PART OF NORTHWESTERN CT, SELLERS SWITCH REALTY OFFICES, OR AGENTS HOLD LISTINGS PRIVATELY IN-HOUSE BEFORE THE PROPERTY GOES ON THE "OPEN" MARKET THROUGH MLS. THEREFORE, THE SPECIFIC LISTING HISTORY FOR EACH PROPERTY MAY BE MISREPRESENTED, ESPECIALLY WITH REGARD TO DAYS ON MARKET AND PRICE RATIOS. MARKET CONDITIONS SUFFERED SINCE MID 2008, ALTHOUGH THE LOSSES SOFTENED DURING 2011. NO MEASURED VALUE DECLINES SINCE 2012; NO TIME ADJUSTMENTS UTILIZED IN THIS APPRAISAL.

GIVEN THE SUBJECT'S OVERALL APPEAL, AN ELONGATED MARKET TIME WOULD NOT BE REASONABLY ANTICIPATED, UNLESS UNREALISTICALLY PRICED FOR MARKET CONDITIONS. LITCHFIELD COUNTY PROPERTIES OFTEN EXPERIENCE SEASONAL EFFECTS ON REQUIRED EXPOSURE TIME. MOST HOMES ARE SOUGHT AND CONTRACTED DURING THE MONTHS FROM APRIL-OCTOBER.

### ADVERSE SITE CONDITIONS AND/OR EXTERNAL FACTORS

Private well & septic systems are typical for the area and have no impact on value or marketability. Condition of the private utilities is not known; assumed in adequate working order such that continued use and enjoyment of the residence is reasonably anticipated. All of the sales included in this

Ough #220125 File No. 20041502

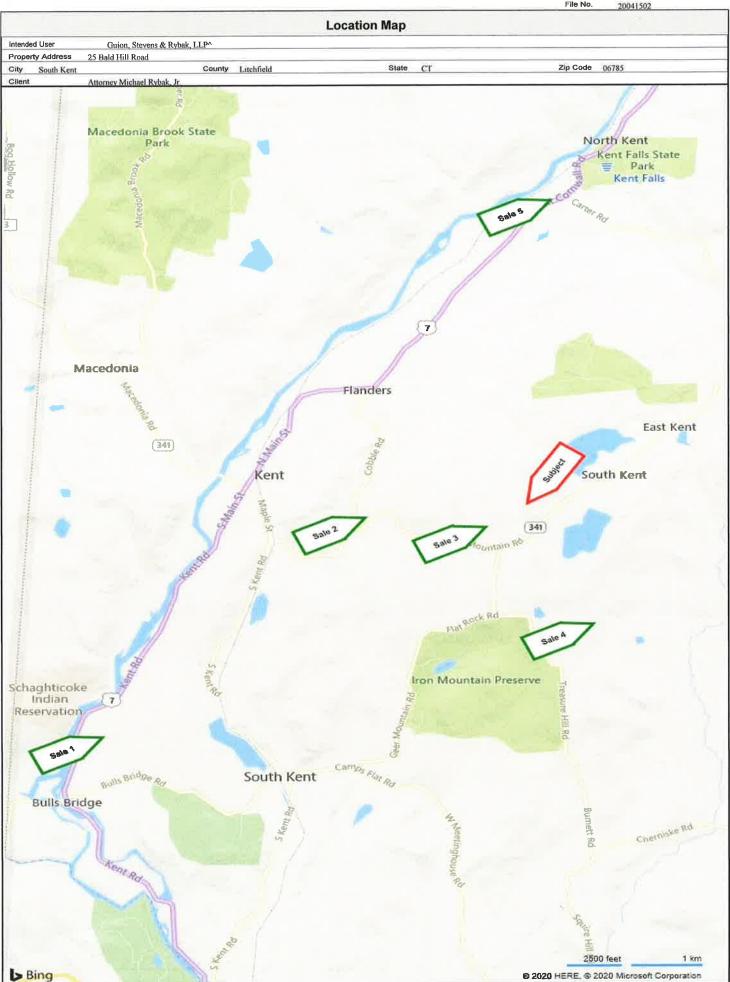
						-300-24-22
				ADDITIONAL COMMENT	rs	
Intende	ed User	Guion, Stevens & Rybak, LLP^				
Prope	rty Address	25 Bald Hill Road				
City	South Kent	County	Litchfield	State	CT	Zip Code 06785
Client	-110,000,000	Attorney Michael Rybak Tr				

appraisal are serviced by private well and septic systems.

EACH OF THE HOMES INCLUDED IN THIS APPRAISAL ENJOYS SOME NATURAL VIEW/ENVIRONS; NO VIEW ADJUSTMENTS NEEDED BETWEEN THE SALES AND THE SUBJECT UNDER THE EXTRAORDINARY ASSUMPTION DEFINED ABOVE.

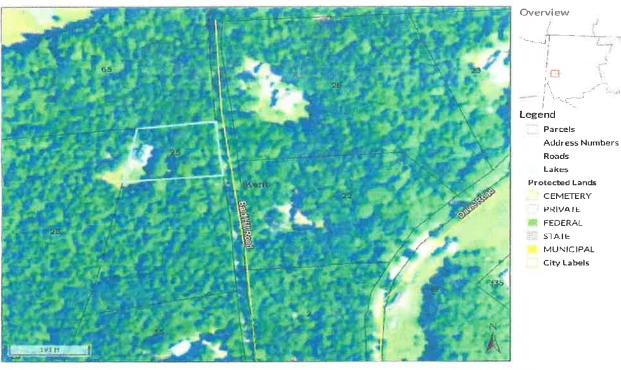
# SALES COMPARISON APPROACH

GIVEN UPDATES AND REMODELING, THE SALES ARE EACH CONSIDERED TO REFLECT COMPARABLE EFFECTIVE AGES, WITH SPECIFIC ADJUSTMENTS NEEDED BASED ON VIRTUAL TOURS/REALTY PHOTOS AND/OR PRIMARY DATA. PROXIMITIES OF THE SALES TO THE SUBJECT ARE COMMON, GIVEN THE LIMITED ANNUAL SALES AND SPREAD OUT NATURE OF DEVELOPMENT. THE QUALITY OF THE DATA IS DEEMED RELIABLE AND PERTINENT FACTORS HAVE BEEN BRACKETED WITH THE FIVE SALES.



20041502 SITE PLAN Intended User Guion, Stevens & Rybak, LLP^ Property Address 25 Bald Hill Road Zip Code 06785 State CT City South Kent County Litchfield Client Attorney Michael Rybak, Jr.

# qPublic\_net Town of Kent, CT



Parcel ID Sec/Twp/Rng

1020 10-22-39 Property Address 25 BALD HILL RD

KENT

Alternate ID 00007900 Class

Acreage 1.5 Owner Address OUGH MELANIE D 25 BALD HILL RD **KENT CT 06757** 

District

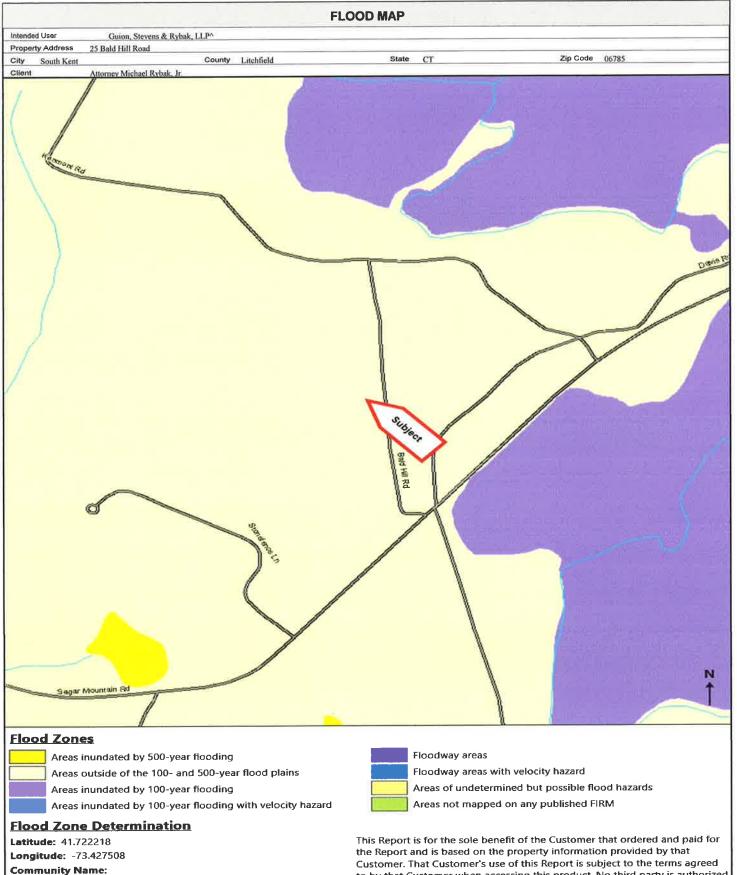
Brief Tax Description

n/a

(Note: Not to be used on legal documents)

Date created: 4/1/2020 Last Data Uploaded: 3/31/2020 8:34:00 PM

Developed by Schneider



This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

Map #: 0901860008B

Within 250 ft. of multiple flood zones: No

KENT, TOWN OF

Zone: C

Community: 090186

SFHA (Flood Zone): No

# BK 186 PG 695

WARRANTY DEED

R/R: Frank J. Scinto Gager Emerson Rickart Bower & Scalzo LLP 2 Stony Hill Road Bethel, CT 06801

#### STATUTORY FORM WARRANTY DEED

John Dinneen and June Dinneen, of 5 Laughing Water Lane, Gaylordsville, Connecticut for consideration of THREE HUNDRED TWENTY THOUSAND AND 00/100 (\$320,000.00) DOLLARS paid, grants to Melanie D. Ough, of 17 Wayside Lane, West Redding, Connecticut with WARRANTY COVENANTS:

ALL THAT CERTAIN PIECE AND PARCEL OF LAND, and all appurtenances thereto belonging, situated on Bald Hill Road, so-called, in the Town of Kent, County of Litchfield and State of Connecticut and being more particularly described in Schedule A attached hereto and made a part hereof.

Theresa B. D'Alton

Patricia C. Ebert

Ionn Dinneen

Jame Dinneen

STATE OF CONNECTICUT)
) ss Kent, May (5, 2018)

COUNTY OF LITCHFIELD)

Personally appeared John Dinneen and June Dinneen, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed before me.

There a B. D Anon Commissioner of the Superior Court

BK: 186 PG: 695

# Schedule A

# Property Description

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, with all buildings located thereon and all appurenesson belonging thereto, situated on the Westury ide of Baid Hill Road, so-called, in the Town of Kent, County of Linchfield and State of Commercial, more particularly bounded and described as follows:

#### PARCEL ONE:

NORTHERLY:

by land now or formerly of Kivist, formerly of Rest;

EASTERLY:

by the highway; and

SOUTHERLY

and

WESTERLY:

by land now or formerly of Heary Hall;

Containing about one-half (1/2) sore, more or less.

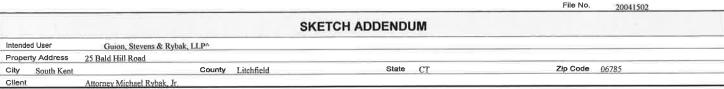
#### PARCEL TWO:

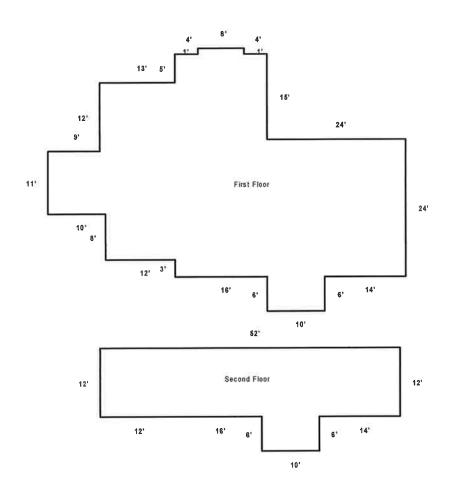
BEGINNING at a point, which point is the Northessteriy comer of land now or formerly of Leo Paquette und the Southeasterly corner of the herein described premises, running thence along said Baid Hill Road N 8° 36′ 30″ E. 60.12 feet to a point in the Southealy boundary of other land of the Grantor herein; thence turning and running in a Westerly direction along said other land of the Grantor N 77° 34° 10″ W 84.56 feet; thence turning and running in a Northerly direction still along said other land of the Grantor N 10° 08′ 20″ E 143.77 feet to a point in the Southerly boundary of land now or formerly of Kemmont Camp, Inc.; thence turning and running in a Westerly direction along said land now or formerly of Kemmont Camp, Inc. N 82° 18′ 40″ W 145.62 feet to an iron pipe; thence turning and running in a Southwesterly direction along land now or formerly of Andrew and Florence Test Johnson S 24° 11′ 00″ W 218.40 feet to a point; thence turning and running in an Easterly direction along land now or formerly of Leo Paquette S 82° 18′ 40″ E 280.80 feet to the point or place of beginning. Containing one scre, more or lam.

CONVEYANCE TAXES PAID State \$2400.00 Local \$800.00

Received for Record at Kent, CT On 05/30/2018 10:04:28 AM

BK: 186 PG: 696





	SKETCH ADI	DENDUM	
ed User Guion, Stevens & Rybak, LLP^ erty Address 25 Bald Hill Road  South Kent Cour	ty Litchfield	State CT	Zip Code 06785
South Kent Cour  Attorney Michael Rybak, Jr.	9 Dacined		
Code Description Living Area SUMMARY SECTION Code Description Living Area Floor Area Eff Area BAS First Floor EAS First Floor EAS Part Tonshed 189 540 FBM Basement Finished D 1,188 FEP Porch, Enclosed Finished 125 FHS Hall Story Finished 1364 764 USIT Utility, Storage Littinshed 0 548 USIT Utility, Storage Littinshed 0 548	Candition % Percent Good Chis Sect Rental Dap % Our Dap Ov Comment Misc Imp Ov Mas Imp Ov Mas Imp Ov Mas Imp Ov Contine Contine Ov Contine Contin	COS  Year I  Year I  Year I  One Office of the Other  Dissolution of the Other  Other  The Other  T	CONSTRUCTION DETAIL  OF Moderniconterms  Of Residential  Of Moderniconterms  Of Residential  Of Moderniconterms  Of Residential  Of Moderniconterms  Of Residential  Of Reside
Unit Cost Undepret Value 77.55 136.054 27.14 14.658 27.16 32,263 50.25 6,282 38.78 27,450 15.64 3.878 17.30 1,008	Condition % Percent Glood  Chs Sect Rentid  Dap % Ovi  Dap Work Comment  Misc Imp Ovi  Control Comment  Cost to Gure Ovi  Cost to Gure Ovi	New 1975 Ruin G G 2008	Map II) 19/22/39/7  CONSTRUCTION DETAIL (CONTINUED)  Element Cd Description  CONDO DATA  C
			State Use 101 Secrit 1 of 1 Front fade 4/8/2020 4.24 % FM



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

# 20041502

#### PHOTOGRAPH ADDENDUM Intended User Guion, Stevens & Rybak, LLP<sup>A</sup> Property Address 25 Bald Hill Road State CT Zip Code 06785 County Litchfield City South Kent



### **COMPARABLE #1**

30 Valley View Road Kent, CT 06757

Price \$378,000 151.93 Price/SF 01/03/2019 Date YB 1984 Age Room Count 6-3-2F 2,488 Living Area

Value Indication \$363,000



### **COMPARABLE #2**

123 Segar Mountain Road Kent, CT 06757

\$385,000 155,43 Price/SF Date 02/11/2020 YB 1976/Updated Age Room Count 6-2-2F1H 2,477 Living Area

\$359,500 Value Indication



### **COMPARABLE #3**

55 Stone Fences Lane South Kent, CT 06785

\$374,500 Price Price/SF 153.61 05/17/2019 Date YB 1996/Updates Age Room Count 7-4-2F1H 2,438 Living Area

\$338,240 Value Indication

### PHOTOGRAPH ADDENDUM Intended User Guion, Stevens & Rybak, LLP^

Property Address 25 Bald Hill Road

City South Kent

County Litchfield

State

CT

Zip Code 06785



Attorney Michael Rybak, Jr.



### **COMPARABLE #4**

11 Kane Mountain Road Kent, CT 06757

Price \$523,750 230,52 Price/SF Date 04/23/2018 YB 1976/Remod Age Room Count 9-4-3F 2,272 Living Area

\$361,250 Value Indication



### **COMPARABLE #5**

389 Kent Cornwall Road Kent, CT 06757

Price \$310,000 117.42 Price/SF Date 04/06/2018 YB 1900/Updated Age Room Count 8-3-2F1H 2,640 Living Area

\$338,500 Value Indication

### **COMPARABLE #6**

Price \$

Price/SF Date

Age Room Count

Living Area

Value Indication

PHOTOGRAPH ADDENDUM Intended User Guion, Stevens & Rybak, LLP^ Property Address 25 Bald Hill Road State CT Zip Code 06785 City South Kent County Litchfield Client



Attorney Michael Rybak, Jr.



Living Room

Kitchen





Bedroom

Bedroom2





Bath

Bath2

PHOTOGRAPH ADDENDUM Intended User Guion, Stevens & Rybak, LLP^ Property Address 25 Bald Hill Road Zip Code 06785 State City South Kent County Litchfield CT Client



Attorney Michael Rybak, Jr.



Garage Front







Woods View

Front Elevation





Rear Elevation

Side View

# **USPAP Compliance Addendum**

Ough #220125 File No. 20041502

Borrower/Client Guion, Stevens & Rybak, LLP	^			
Property Address 25 Bald Hill Road		State	CT Zip Code 06785	
City South Kent  Lender/Client Attorney Michael Rybak, Jr.	County Litchfield	State	CI Esponie 00785	
Lender Chem Attorney Wichael Rybas, Jr.				
APPRAISAL AND REPORT IDENT	TFICATION			
This Appraisal Report is one of the following	types:			
		of the Associated December of LICEAR Chan	idends Dule 2 2/o)	
- I all and	report was prepared in accordance with the requirement report was prepared in accordance with the requirement			
	s report was prepared in accordance with the requirement inded user of this report is limited to the identified client, Ti			
	ne opinions and conclusions set forth in the report may no			
at u	e opinions and condusions serioral in the reporting in	, , , , , , , , , , , , , , , , , , ,		
ADDITIONAL CERTIFICATIONS				
I certify that, to the best of my knowledge and belief:				
The statements of fact contained in this report are true and correct.  The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses,				
opinions, and conclusions				
I have no (or the specified) present parties involved.	t or prospective interest in the property that is th	subject of this report and no (or speci	ified) personal interest with respect to the	
"I have no bias with respect to th	e property that is the subject of this report or	the parties involved with this assignmen	t.	
"My engagement in this assignment	was not contingent upon developing or reporting	predetermined results.		
"My compensation for completing this of the client, the amount of the val	assignment is not contingent upon the development ue opinion, the attainment of a stipulated result, of	t or reporting of a predetermined value of the occurrence of a subsequent event	or direction in value that favors the cause directly related to the intended use of	
this appraisal.	ons were developed and this report has been pro	pared, in conformity with the Uniform St	andards of Professional Appraisal Practice.	
	red in accordance with the requirements of			
THIS applaisal report was proper	ed in decidation mai die requiement		·	
PRIOR SERVICES				
X I have NOT performed services, a	as an appraiser or in any other capacity, regarding the pro	erty that is the subject of the report within the t	three-year period	
immediately preceding acceptance of this				
I HAVE performed services, as a	in appraiser or in another capacity, regarding the property	that is the subject of this report within the three	-year period immediately	
Anna control of the state of th	Those services are described in the comments below.		- /	
PROPERTY INSPECTION	S-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1			
	pection of the property that is the subject of this report.			
APPRAISAL ASSISTANCE	tion of the property that is the subject of this report.			
	ficant real property appraisal assistance to the person sig	ing this certification, If anyone did provide sign	ificant assistance, they	
	the extent of the assistance provided in the report.			
Affirmed				
ADDITIONAL COMMENTS			(	
Additional USPAP related issues requiring disc	closure and/or any state mandated requirements: Appr	iser has not performed professional dutie	b the Appraisal Services at the subject	
property in the past thirty six months pric	or to engagement of this assignment. The appraisa dards. The appraiser is solely responsible for prep	report was completed in compliance wit	d any employee director officer or	
Requirements (AIR) and the USPAP stand	dards. The appraiser is solely responsible for pre- uence the development, reporting, result, nor review	of the appraisal. I am currently licensed of	r certified in the State of CT, the	
any third party influence or attempt to influence or attempt influence or attempt influence or attempt	here have been no sanctions against me for any reason	which would impair or impede my ability	to perform appraisals.	
state in which the subject is located, and in	lete have been no salienous against the tar any reason		■ 1 A Common	
	IRE TIME FOR THE SUBJECT PROPERTY	detailed and the convoled and the		
X A reasonable marketing time for the su	anners and anners and a state of the state o	arket conditions pertinent to the appraisal assig	nment	
APPRAISER	bject property is 90-120 day(s).	SUPERVISORY APPRAISER (ONL)	Y IF REQUIRED)	
AI I IVAIVAIN				
	1 = *3 1 N	MA		
Signature (1) aum E	WICKE	Signature		
Name Dawn E, Wicks		Name R Bruce Hunter, MAI		
Date of Signature 04/22/2020		Date of Signature 04/22/2020		
State Certification # RCR0000800		State Certification # RCG0000297		
or State License #		or State License #		
State CT		State CT	A THE INDEX	
Expiration Date of Certification or License	04/30/2020	Expiration Date of Certification or License Supervisory Appraiser Inspection of Subject I	04/30/2020	
Effective Date of Appropriate	74/15/2020	Did Not X Exterior-only from		

# Dawn E. Wicks Appraisals, LLC

123 Brynmoor Court Goshen, CT 06756 Office: 860.491.9200 Email: wilkesau@optonline.net

# REAL TIME STATUS:

Certified Residential Appraiser, State of Connecticut

Actively engaged in full time residential real estate appraisal practice. Independent contractor, managing and servicing client accounts, consulting, and processing residential appraisal orders from cottages to castles. Approved Appraiser with State of Connecticut, Department of Transportation.

PROFESSIONAL EXPERIENCE:

1991 to Present: Full time realty appraisal practice from my home office, covering northwestern Connecticut. Primary clients include lending institutions, attorneys, realty agents, and Litchfield Superior Court. Long-standing affiliations as a sub-contractor with multiple Connecticut based appraisal firms. Testimony in the Superior Courts of Connecticut.

1986 to 1991: Fee Appraiser/Administrative Staffer with Petrini, Kleis and Associates, Inc. of Danbury, CT. Responsible for monitoring the appraisal process - data review, recruitment, servicing, office administration and staff supervision.

EDUCATION:

BBA, WCSU, Danbury, Connecticut, 1986 - concentration in Human Resource Management Completed requisite coursework and testing for State of Connecticut Certification Seminars, workshops, and continuing education, including:

Narrative Report Writing

The Appraiser as an Expert Court Witness

The Foreclosure Process

Real Estate Law

Appraisal Law and Standards

The New Construction Niche

Owning, Selling and Appraising Older Homes

Appraising Unique, Expensive, and Trophy Homes

I subscribe to local Multiple Listing Service & conduct municipal records review for each assignment.

PERSONAL:

Co-Chairperson, Goshen Business Circle, Member since 2016, Team-leader 2018 Goshen CT Housing Trust, Board of Directors since 2019 Treasurer, Northwestern Connecticut Dog Club (NCDC) since 2011 AKC SCWK Trial Secretary, NCDC, since 2018 Ongoing dog training including Canine Nosework, K9 Agility, Obedience & Rally venues, CGC.

References and Fee Structure Available Upon Request

STATE OF CONNECTICUT + DEPARTMENT OF CONSUMER PROTECTION Be it known that

# DAWN E WICKS

has been certified by the Department of Consumer Protection as a licensed

# CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

License # RCR.0000800

Effective: 05/01/2019

Expiration: 04/30/2020

Mille Lyll

STATE OF CONNECTICUT + DEPARTMENT OF CONSUMER PROTECTION
Be it known that

# R BRUCE HUNTER

has been certified by the Department of Consumer Protection as a licensed

# CERTIFIED GENERAL REAL ESTATE APPRAISER

License # RCG.0000297

Effective: 05/01/2019

Expiration: 04/30/2020

Neihelle Land

DAWN E. WICKS APPRAISALS, LLC

# QUALIFICATIONS OF THE APPRAISER

### R. BRUCE HUNTER, MAI

### Professional Affiliations

MAI member. Appraisal Institute Connecticut - Certified General Real Estate Appraiser - License No. 297 Expiration Date 4/30/20 CT Certified Revaluation Supervisor (all real property types) #824, Expiration Date 4/30/23 Qualified as an expert witness before the Federal Court and the courts of the State of Conn. Past President and on Board of Directors of the Connecticut Chapter of the Appraisal Institute Instructor for the Appraisal Institute, teaching Income Property Valuation, the National Uniform Standards of Professional Practice (USPAP) course, and other seminars

### Education

The American College:  Master of Science of Financial Services  Chartered Financial Consultant (ChFC)  Chartered Life Underwriter (CLU)	1985 1982 1979 1976
Colgate University: B.A. Economics and Social Relations	1976

### Appraisal Institute

The Appraisal Institute is the result of the January 1, 1991, unification of the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers. Completed courses that were formerly offered by AIREA and the Society are recognized by the Appraisal Institute.

Successfully completed the following courses:

- Basic Valuation Procedures (1A-2) Real Estate Appraisal Principles (1A-1)
- Case Studies in Real Estate Valuation (2-1) Residential Valuation (8-2)
- Standards of Professional Practice (SPPA & SPPB)
   And numerous other seminars
- Valuation Analysis and Report Writing (2-2)
- Capitalization Theory and Techniques (1B-1 & 1B-2)

### Work Experience

March 1984 to Present	Real Estate Appraiser and Principal of Hunter Associates, LLC. Complete narrative appraisal reports of income-producing properties, including commercial, office, and industrial buildings as well as valuation of special-purpose and residential properties. Also, complete narrative reports concerning marketability and feasibility studies; highest and best use studies; and acquisition, condemnation, estate, easement, and foreclosure valuations. Other services rendered include counseling, assessment appeals, neighborhood impact studies, appraisal review, and leasehold analyses. Formerly with Edward F. Heberger & Associates, Inc. (through August, 1995)
11/82 - 3/84	Customer Service Analyst, Marketing Department, CIGNA Corp.  Conducted marketing research and enhanced system for Field Office and Senior Management, with recommendations for product development, marketing, and sales.
3/76 - 10/82	Agent, Hartford Branch Office, CIGNA Corp. Comprehensive financial planning for closely held businesses and professional clients applying advanced estate planning, business planning, and income tax planning techniques.

HUNTER ASSOCIATES, LLC

Hunter Associates, LLC Real Estate Appraisers and Consultants 772 FARMINGTON AVENUE FARMINGTON, CONNECTICUT 06032 Phone: (860) 677-9646

email: bruceh@hunterllc.com

# List of Property Types Appraised by R. Bruce Hunter, MAI:

- "As Is As Complete" Analyses
- Affordable Housing Developments
- Age Restricted Housing
- Agricultural Properties
- Apartments / Multi-family housing
- · Auto Salvage Yards
- Automobile Dealerships
- Banks
- Banquet Facilities
- Bed & Breakfast Properties
- Bus Stations
- Car Wash Facilities
- Churches / Worship Facilities
- Closed Corporate HQ
- Cold Storage Facilities
- Commercial/Retail Properties
- Community Shopping Centers
- Condominium DevelopmentsConservation Gift Valuations
- Convenience Stores
- Conversion of Apartments and Industrial
- Buildings to Condominium Ownership
- Country Estate-Type Properties
- Country Inns
- Courthouse Properties
- Dams & Reservoir Bottoms
- Day Care Centers
- · Development Rights
- Dockominiums/Marinas
- Easement Valuations
- · Elderly Apartments/Condominiums
- Fair Grounds
- Farm Land
- Fast Food Restaurants
- Flood Plain and Pond Bottom Properties
- Fraternal Halls / Clubs
- Gasoline Stations
- Golf Driving Ranges
- Greenhouses
- · Historic Properties
- Horse Barns / Stables
- Hospitals

- Industrial Mills
- Industrial Properties
- Land Leases
- Landfills
- Large Acreage Parcels
- Leasehold Estates
- · Lumber Yards
- Marinas / Boat Yards
- · Medical, Industrial, Office Condos
- Mini Storage Facilities
- · Mobile Home Parks
- Motel / Hotels
- · Municipal Properties
- Neighborhood Impact Studies
- Nursery Farms
- · Office Properties
- · Polo Grounds
- Railroad right-of-ways
- Private and Public School Facilities
- Prospective Valuations
- · Reservoirs
- Residential Subdivisions
- Restaurants
- Retrospective Valuations
- Riparian Land / Rights
- · Rooming Houses
- Sand and Gravel Pits / Rock Quarries
- Senior Housing Developments
- Special Purpose Properties
- Sports and Health Clubs
- Tank Farms
- · Theaters
- Truck Stops
- Truck Terminals
- Veterinarian Clinics
- · Waterfront Properties
- Wetlands
- YMCA Buildings
- One Property appraised included: 47 parcels - 1,400 acres; 2 Commercial Buildings; 1 Industrial Building

HUNTER ASSOCIATES, LLC





# **APPRAISAL REPORT**

OF THE REAL PROPERTY LOCATED AT

26 Bald Hill Road South Kent, CT 06785

for

Attorney Michael Rybak, Jr. c/o Guion, Stevens & Rybak LLP PO Box 338 Litchfield, CT 06759

as of

04/15/2020

by

Dawn E. Wicks and R. Bruce Hunter, MAI

Uniform Residential Appraisal Report 20041503 The purpose of this summary appraisal report is to provide the client with an accurate, and adequately supported, opinion of the market value of the subject property. State CT Zip Code 06785 Property Address 26 Bald Hill Road City South Kent Intended User Guion, Stevens & Rybak, LLP County Litchfield Owner Holcombe Melissa & Kirkiles Peter Legal Description Kent: rec v150, p5, rec 1/2005 R. E. Taxes \$7,471.92 Tax Year 2018 Assessor's Parcel #10/23/1, Vision ID: 1036, Account #00041100 Map Reference Survey Census Tract 2661 Neighborhood Name Segar Mtn/Bald Hill/South Kent per month PUD HOA \$n/a per year Occupant X Owner Tenant Special Assessments \$n/a Vacant Other (describe) X Fee Simple Leasehold Property Rights Appraised E Intended Use: Asset valuation regarding impact, or lack thereof, caused by cell tower proximity. See narrative. Address c/o Guion, Stevens & Rybak LLP, PO Box 338 Litchfield, CT 06759 Attorney Michael Rybak, Jr. is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? Yes X No Report data source(s) used, offering price(s), and date(s). smartMLS.com did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not C performed. N Date of Contract Is the property seller the owner of public record? Yes No Data Source(s) Contract Price \$ is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the client? R No A If Yes, report the total dollar amount and describe the items to be paid: Note: Race and the racial composition of the neighborhood are not appraisal factors. Percent Land Use % Neighborhood Characteristics One-Unit Housing One-Unit Housing Trends N X Stable AGE One-Unit 40.0 % Declining Urban X Suburban Rural Property Values Increasing In Balance Over Supply \$(000) 2-4 Unit 1.0 % Built-Up Over 75% X 25-75% Under 25% Demand/Supply Shortage X Over 6 mths Multi-Family % X Stable Under 3 mths X 3-6 mths G Growth Rapid Slow Marketing Time 165 Low Neighborhood Boundaries NORTH OF NEW MILFORD, WEST OF WARREN, SOUTH OF CARTER ROAD Commercial 1.0 % High 250 Pred. 58.0 % & EAST OF RTE 7. \*\*\* See Additional Comments \*\*\* 450 0 Neighborhood Description OTHER LAND USE IS VACANT Location at the end of the roadway enhances privacy and quiet enjoyment of the property. The R reighborhood offers convenient access to schools, commute routes, services and employment centers toward Litchfield or Hartford for full-time residents. Alternately, this part of Litchfield County is attractive to second-home buyers drawn from the New York metropolitan area. \*\*\* See Additional Comments \*\*\* Market Conditions (including support for the above conclusions) Interest rates remain attractive to home buyers. Greatest emphasis is given to sales which closed within 6 months of the appraisal, although sales have been considered from early 2018 due to limited truly similar closed data in this market. \*\*\* See Additional omments \*\*\* Shape Irregular Dimensions Refer to deed and survey or tax map View LtWds,SeasWtr Area 3.95 Acres Specific Zoning Classification Residential Zoning Description Residential, single family 2 acres minimum No Zoning Zoning Compliance X Legal Legal Nonconforming (Grandfathered Use) Illegal (describe) Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? X Yes No If No. describe Highest and best use is as is, with consideration of neighborhood trends, and municipal regulations Off-site Improvements--Type Private Public Other (describe) Utilities Public Other (describe) S Street Electricity X Well-typical Asphalt X Alley Gas X Propane Sanitary Sewer X Septic-typical None E X No FEMA Flood Zone C FEMA Map No. 0901860008B FEMA Map Date 03/04/1980 FEMA Special Flood Hazard Area Yes X Yes No. If No, describe Are the utilities and off-site improvements typical for the market area? Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? NO ADVERSE EASEMENTS, USES NOR ENVIRONMENTAL CONDITIONS NOTED AT LAND RECORDS SEARCH OR WALK ABOUT SITE. Rolling topography below grade (Bald Hill Road) affords adequate site utility around the improvements. Additional road frontage at Davis Road - refer to survey map #730A, ot 2 in the addenda pages. Light woods enhance privacy. \*\*\* See Additional Comments \*\*\* Exterior Description materials/condition Interior materials/condition General Description Foundation Floors Foundation Walls Wd, Tile, Cpt/Avg Units X One One with Accessory Unit X Concrete Slab Crawl Space Concrete/Avg Walls X Full Basement Partial Basement Exterior Walls Wd Clpbrd/Avg Shtrck, Wd/Avg # of Stories 2.0 Trim/Finish Wd/Avg Oual Type X Det. Att S-Det/End Unit Basement Area 1,118 sq. ft. Roof Surface Asph Shng/Avg Bath Floor Tile/Avg X Existing Proposed Under Const Basement Finish 100 % Gutters & Downspouts Some Alum X Outside Entry/Exit Window Type Bath Wainscot Tile Fbrol/Avg DblHung,Csmt,Sliders Design (Style) Sump Pump Colonial Storm Sash/Insulated Car Storage None Year Built Evidence of Infestation Yes 1993 Settlement Screens X Driveway # of Cars Effective Age (Yrs) Dampness Amenities WoodStove(s)# Driveway Surface Gravel None Heating FWA X HWBB Attic X Garage # of Cars X Drop Stair X Fireplace(s) # 2 Fence None Stairs Other Fuel Oil X Porch Cvrd Patio/Deck Wd Carport # of Cars Floor Scuttle Cooling Central Air Conditioning P X Other BarnStudio Built-in Det. Individual X Other SplitSvs Pool None Finished Heated R Washer/Dryer Refrigerator X Range/Oven X Dishwasher X Other (describe) Appliances Disposal Microwave Cookton 2,700 Square Feet of Gross Living Area Above Grade 3F1H Bath(s) Finished area above grade contains: 8 Rooms 4 Bedrooms Additional features (special energy efficient items, etc.) Materials & elements are consistent with market standards including indirect lighting, built-ins, vaulted M ceilings and central vacuum. Detached barn serves as heated workshop studio space, and would appeal to many in the market segment Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject is a colonial style with contemporary lines. Overall condition is average based on a cursory walk through of the interior, no surfaces were touched. According to land records, the kitchen was updated in 2016 +/-. No improvements are known to be necessary. The layout is functional and livable; no physical or functional inadequacies were noted at the site visit. Finished basement rooms afford recreation space, home office area and family room, with walk out to rear yard. An extraordinary assumption pertains to the gross living area - the square footage calculations rely on the municipal records. The improvements were not measured during the site visit Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Refer to the extraordinary assumption related to the proposed cell tower installation in the region of the subject. The livability is not known to be impacted by any unusual features. No significant issues which would negatively affect safety, soundness or marketability were observed Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? X Yes No If No. describe

The subject would compete well around Litchfield County. The overall setting would appeal to buyers from across the small towns of northwestern CT.

1000	There are 10 compa	arable properti	oo ourroring				,	inging in price		400,000,00		to \$		700,000.00
	There are 16 compa	arable sales in	the subject	neighbor	hood wit	hin the	past twelve months	ranging in sale	price from	\$ 400,000.0	00	to	\$	700,000.00
	FEATURE	SUBJ	IECT		COMPA	ARABLE	SALE # 1	сом	PARABLE	SALE # 2	L.	COM	PARABLE	SALE # 3
	26 Bald Hill Road			25 Brown	Road			28 Studio Hill Re	oad		39 Sto	ne Fences	Lane	
: 1	Address South Kent, C	T 06785		South Ker	nt, CT 06	785		Kent, CT 06757			South 1	Kent, CT	06785	
	Proximity to Subject			1.92 miles	s SW			1.71 miles NW			0.42 m	iles SW		
٠,	Sale Price	\$				\$	560,000	)	\$	635,000			\$	440,000
	Sale Price/Gross Liv. Area	\$	sq. ft.	\$	227.27 se	q. ft.		\$ 267.82	sq. ft.		\$	182.72	sq. ft	
10	Data Source(s)			TData,MI	LS			TData,MLS			TData,	MLS		
	Verification Source(s)				018 - DO	M 142		V187, P206 - DC	OM 121		-	P175 - D0	OM 224	
T.	VALUE ADJUSTMENTS	DESCR	IPTION	1	SCRIPTI		+(-)\$ Adjustment	DESCRIP		+(-)\$ Adjustment		DESCRI		+(-)\$ Adjustment
	Sale or Financing			ArmLth				ArmLth			ArmLt	h		1,000,000,000
	Concessions			Conv				Cash			Conv			
	Date of Sale/Time			01/16/202	20			09/28/2018			09/23/2	2019		
	Location	Avg/Good		Avg/Good				Avg/Good			Avg/G			
1	Leasehold/Fee Simple	Fee Simple		Fee Simp				Fee Simple			Fee Sir			
	Site	3.95 Acres		6.10 Acre			-16.000	10.50 Acres		-49.000	2.19 A	11.		+13,000
	View						-10,000	Pastoral LtWds	=	-45,000	LtWds			133,000
	Design (Style)	LtWds,SeasWt		Woods N Colonial	orna,			Ranch			Coloni			
	Quality of Construction	Colonial						Avg/Good			Averag			+40,000
		Avg/Good	4	Ave/Good										140,000
- 7	Actual Age	YB 1993/Upda	tes	YB 1996/			50,000	YB 1949/Update	:a	50.000	1	99/Update	es	1
	Condition	Average		Avg/Good			-50,000	Avg/Good		-50,000	Averag		I	
	Above Grade	Total Bdrm		Total I		Baths		Total Bdrms.	Baths			Bdrms,		
S	Room Count	8 4	3F1H	8	4	2F1H	+6,000		2F1H	+6,000		4	2F1H	+6,000
A	Gross Living Area	2,700	sq. ft.		464	sq. ft.	+9,500		sq. ft,	+13,000		2,408	sg. ft.	+11,500
E	Basement & Finished	Eff Full; 5Bath	1	Full			1 77	Eff. Full		+3,000				+3,000
s	Rooms Below Grade	1118sf Finishe	d	Unfinishe	ed		+33,500	Unfinished		+33,500	Unfinis	shed		+33,500
_	Functional Utility	Avg for Market	t	Avg for N	/larket			Avg for Market			Avg fo	r Market		
CO	Heating/Cooling	Oil/AC		Gas/CAC				Oil/No CAC		+2,000	Oil/CA	C		
M	Energy Efficient Items	None Known		None Kno	own			None Known			None I	Cnown		
P	Garage/Carport	2C Garage		2C Garag	e			3C Garage		-5,000	2C Gau	rage		
Α	Porch/Patio/Deck	Porch Deck		Porch,De	ck			Scr Porch			Porch,	Deck, Pati	0	
R	Fireplaces	2 Fpls		l Fpl			+3,000	2 Fpls			None			+6,000
S	Extras Outbldnes	Studio/Wkshor	)	None			+20,000	Studio over Gara	ige.	+14,000	Shed-n	o value		+20,000
ŏ														
N	Net Adjustment (Total)			X	+	105	\$ 9,000	+	x -	\$ -32,500		X +	-	\$ 133,000
	Adjusted Sale Price			Net Adj.	1,0	61 %			5.12 %		Net A	۸dj.	30.23 %	
P	of Comparables			Gross A			\$ 569,000	Gross Adj.	27.64 %	\$ 602,500	Gross	s Adj.	30.23 %	\$ 573,000
P		t research the	sale or tra				t property and comp		If not, expl	lain				-
R	. [36]													
0														
OA	My research did	V did n	ot reveal an	v ndor sa	iles or tra	ansfers (	of the subject proper	ty for the three	vears prior	r to the effective dat	e of th	is annrai	sal	
OAC	My research did		ot reveal an	y prior sa	iles or tra	ansfers (	of the subject proper	ty for the three	years prior	r to the effective dat	e of th	is apprai	sal.	
OA	Data Source(s) Land	d records,MLS												
OAC	Data Source(s) Land My research did	d records MLS	ot reveal an	y prior sa	iles or tra	ansfers o	of the comparable sa	les for the prior	year to th	ne date of sale of the	e comp			
OAC	Data Source(s) Land My research did Data Source(s) Both	d records MLS  X did n assessment da	ot reveal an	y prìor sa erk recordi	iles or tra	ansfers o	of the comparable sa ewed VP refers to the	les for the prior deed, volume & p	year to th	ne date of sale of the	э сотр	arable s	ale.	on page 3).
OAC	Data Source(s)  My research  Data Source(s)  Report the results of the	d records MLS  X did n assessment da	ot reveal an	y prior sa erk recordi of the pri	iles or tra ings have ior sale	ansfers o	of the comparable sa ewed VP refers to the sfer history of the	les for the prior deed, volume & p subject property	year to th	ne date of sale of the orded in the municipalit nparable sales (rep	e comp y ort add	arable s	ale. orior sales	
OAC	Data Source(s) Land My research did  Data Source(s) Bott Report the results of the	d records MLS  X did n assessment da	ot reveal an	y prìor sa erk recordi	iles or tra ings have ior sale	ansfers o	of the comparable sa ewed VP refers to the	les for the prior deed, volume & p subject property	year to th	ne date of sale of the	e comp y ort add	arable s	ale. orior sales	on page 3). ABLE SALE#3
OAC	Data Source(s) Land My research did  Data Source(s) Bott  Report the results of the  ITEM  Date of Prior Sale/Transfer	d records MLS  X did n assessment da	ot reveal an	y prior sa erk recordi of the pri	iles or tra ings have ior sale	ansfers o	of the comparable sa ewed VP refers to the sfer history of the	les for the prior deed, volume & p subject property	year to th	ne date of sale of the orded in the municipalit nparable sales (rep	e comp y ort add	arable s	ale. orior sales	
OAC	Data Source(s) Land My research did Data Source(s) Bott Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	d records MLS  X did n assessment da	ot reveal an ta & Town Cl d analysis o	y prior sa erk recordi of the pri	iles or tra ings have ior sale	ansfers of been revi	of the comparable sa ewed. VP refers to the sfer history of the COMPARABLI	les for the prior deed, volume & p subject property	year to the	ne date of sale of the orded in the municipality in parable sales (report of the company of the	e comp y ort add	ditional p	ale. prior sales COMPARA	
OAC	Data Source(s) Land My research did Data Source(s) Bott Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	d records MLS  X did n n assessment da research and	ot reveal any ta & Town Cl d analysis o	y prior sa erk recordi of the pri	iles or tra ings have ior sale	ansfers o been revi or tran	of the comparable sa ewed. VP refers to the sfer history of the COMPARABLI	les for the prior deed, volume & p subject property	year to the	ne date of sale of the orded in the municipality in parable sales (repompARABLE SALE in the cords	e comp y ort add	ditional p	ale.  prior sales  COMPARA  and records	
OAC	Data Source(s) Land My research did Data Source(s) Bott Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	d records MLS  X did n n assessment da research and	ot reveal any ta & Town Cl d analysis o  Kent land rec 04/15/2020	y prior sa erk recordi of the pri SUBJE	iles or tra ings have ior sale CT	been revi	of the comparable sa ewed. VP refers to the sfer history of the COMPARABLE Kent land records 04/15/2020	iles for the prior deed, volume & p subject propert E SALE # 1	year to the land, as reco y and con CC Kent land	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE : I records	e comp y ort add	ditional p	ale.  prior sales  COMPARA  and records	ABLE SALE #3
OAC	Data Source(s) Land My research did Data Source(s) Bott Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or	d records,MLS  X did n n assessment da research and ce(s) transfer history	ta & Town Clid analysis of Ment land rec	y prior sa erk recordi of the pri SUBJE ords	iles or tra ings have ior sale CT	been revi	of the comparable sa ewed. VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020  nparable sales The	les for the prior deed, volume & p subject propert E SALE # 1	Year to the land as reco	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE : a records 20 the subject or sale	e comp y ort add # 2	Kent la	ale.  prior sales  COMPARA  and records  2020  ibed time	ABLE SALE # 3
OAC	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales w	d records,MLS  X did n h assessment da research and ce(s) transfer histe ere consider	Kent land rec	y prior sa erk recordi of the pri SUBJE ords subject p	oles or traings have for sale CT	ansfers of been revi or trans	of the comparable sa ewed VP refers to the sfer history of the COMPARABLI  Kent land records 04/15/2020  nparable sales The ttings commensura	les for the prior deed, volume & p subject property E SALE # 1	Kent land	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE of the coords 20 the subject or sale ites of less than two	e comp y ort add # 2 s in th	Kent la 04/15/2 e prescr	ale.  prior sales  COMPARA  and records  2020  ibed time  ue to the s	ABLE SALE #3 frame_small
OAC	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant trans	d records,MLS  X did n h assessment da research and ce(s) transfer histo ere consider	Kent land rec	y prior sa erk recordi of the pri SUBJE ords subject p th natura	ings have ings have ior sale CT	ansfers of been revi or trans and cor ntial se	of the comparable sa  ewed VP refers to the  sfer history of the  COMPARABLI  Kent land records  04/15/2020  nparable sales The  ttings commensura ed sales and variate	ere were no tra	Kent land 04/15/202 unsfers of oject on sis	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE:  I records  20  the subject or sale ites of less than twenty in the second the subject of the second the sec	y ort add	Kent la 04/15/2 e prescres Dompariso	and records 2020 Tibed time ue to the s	ABLE SALE #3 frame_small
OAC	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales w	d records,MLS  X did n h assessment da research and ce(s) transfer histo ere consider	Kent land rec	y prior sa erk recordi of the pri SUBJE ords subject p th natura	ings have ings have ior sale CT	ansfers of been revi or trans and cor ntial se	of the comparable sa  ewed VP refers to the  sfer history of the  COMPARABLI  Kent land records  04/15/2020  nparable sales The  ttings commensura ed sales and variate	ere were no tra	Kent land 04/15/202 unsfers of oject on sis	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE:  I records  20  the subject or sale ites of less than twenty in the second the subject of the second the sec	y ort add	Kent la 04/15/2 e prescres Dompariso	and records 2020 Tibed time ue to the s	ABLE SALE #3 frame_small
OAC	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant trans	d records,MLS  X did n h assessment da research and ce(s) transfer histo ere consider	Kent land rec	y prior sa erk recordi of the pri SUBJE ords subject p th natura	ings have ings have ior sale CT	ansfers of been revi or trans and cor ntial se	of the comparable sa  ewed VP refers to the  sfer history of the  COMPARABLI  Kent land records  04/15/2020  nparable sales The  ttings commensura ed sales and variate	ere were no tra	Kent land 04/15/202 unsfers of oject on sis	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE:  I records  20  the subject or sale ites of less than twenty in the second the subject of the second the sec	y ort add	Kent la 04/15/2 e prescres Dompariso	and records 2020 Tibed time ue to the s	ABLE SALE #3 frame_small
OAC	Data Source(s) Land My research did Data Source(s) Bott Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sate/Transfer Data Source(s) Effective Date of Data Sourc Analysis of prior sale or The most relevant sales we sampling of relevant transvalue. In the final analysis	d records,MLS  X did n n assessment da research and ce(s) transfer histo ere consider- ifers from the is, six closed	Kent land rec 04/15/2020 d the ed those with a sales with	y prior sa erk recordi of the prior SUBJE ords subject p th natura the past	ings have ior sale CT croperty :	ansfers of been revi or trans and cor ntial se der clos	of the comparable sa ewed. VP refers to the sfer history of the COMPARABLI Kent land records 04/15/2020 nparable sales The ttings commensura ed sales and variat have been employed	ere were no trate with the subject property	Kent land 04/15/202 unsfers of bject on si s have bee	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE :  I records  20 the subject or sale tites of less than two an utilized in the sale trange is indicated.	s in the	Kent la 04/15/2 e prescres. Dompariso	and records 2020 iibed time ue to the s on approacted sales	frame
OAC	Data Source(s) Land My research did Data Source(s) Bott Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant trans value. In the final analysis	d records,MLS  X did n n assessment da research and ce(s) transfer histo ere consider- fers from the is, six closed	Kent land rec 04/15/2020 ed those with a region in the second of the sec	y prior sa erk recordi of the pri SUBJE ords subject p th natura the past in the br	ings have ior sale CT oroperty:	ansfers of been revi or tran-	of the comparable sa ewed. VP refers to the sfer history of the COMPARABLI Kent land records 04/15/2020 nparable sales The ttings commensura ed sales and variat have been employed	ere were no trate with the subject property	Kent land 04/15/202 unsfers of piect on sis s have bee nable valu	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE :  I records 20 the subject or sale ites of less than twen utilized in the sale range is indicate.	s in the	Kent la 04/15/2 e prescres. Dompariso he adjus	and records 2020 iibed time ue to the son approacted sales ABLE FR	frame small sh to
OAC	Data Source(s) Land My research did Data Source(s) Bott Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant trans value. In the final analysis Summary of Sales Compar THE MARKET SALES	d records,MLS  X did n n assessment da research and ce(s) transfer histe ere considere efers from the is, six closed	Kent land rec 04/15/2020 ed those with a region in its ales within THESE (GHBORING	y prior sa erk recordi of the pri SUBJE ords subject p th natura the past in the br	ings have ior sale CT oroperty : il reside year, old oadened	ansfers of been review or transparent or transparen	of the comparable sa ewed. VP refers to the sfer history of the COMPARABLI Kent land records 04/15/2020 nparable sales The ttings commensura ed sales and variat have been employed.	ere were no trate with the subset and a reason	Kent land 04/15/202 unsfers of pject on si s have bee nable valu	ne date of sale of the orded in the municipality in parable sales (repompharable sales (repompharable sales). It records 20 the subject or sale ites of less than twen utilized in the sale range is indicated. E. AND APPROPRIATED DATA W.	s in the enty and by the IATE	Kent la 04/15/2 e prescri press. De prescri press. De prescri press. De pres	and records 2020 ribed time use to the son approached sales ABLE FR	frame small sh to
OAC	Data Source(s) Land My research did Data Source(s) Bott Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant trans value. In the final analysis Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI	d records,MLS  X did n n assessment da research and ce(s) transfer histo ere consider ere consider effers from the is, six closed sison Approach FROM NEIG	Kent land rec 04/15/2020 ed those with region in I sales with THESE (GHBORING	y prior sa erk recordi of the prior SUBJE ords subject p th natura the past in the brock	or traings have increased or sale CT  or operty of reside year, old oadened  O SALES  S WER  O IN TH	ansfers of been review or transparent core natial seder closs region S REFL E SEAL	of the comparable salewed. VP refers to the sfer history of the COMPARABLE CO	es for the prior deed, volume & p subject property E SALE # 1  But were no trace with the subject home styles and a reason RECENT, PROPORT; THE M	Kent land 04/15/202 nnsfers of oject on sis have bee nable valu  OXIMATI  HOST RE BARN/A	ne date of sale of the orded in the municipality in parable sales (repompharable sales). The condition of the sale is a sale in the subject or sale is a sale in the sale is indicated. E AND APPROPRIATED DATA W. CCESSORY BUIL	s in the enty are ales cond by the IATE	Kent la O4/15/2 e prescres. Dompariso he adjus	and records 2020 2020 2020 2020 2020 2020 2020 20	frame small ch to
OAC	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant trans value. In the final analysis Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI	d records,MLS  X did n n assessment da research and resea	Kent land rec 04/15/2020 ory of the se ed those with region in a sales with the selection of the selection o	y prior sa erk recordi of the pri SUBJE: ords subject p th natura the past in the bri	or trainings have income sale CT  or operty : al reside year, old oadened  O SALES IS WER D IN THE ET PER	ansfers of been review or transfers of trans	of the comparable sa ewed VP refers to the sfer history of the COMPARABLI  Kent land records 04/15/2020  nparable sales The ttings commensura ed sales and variat have been employe  ECT THE MOST RCHED FOR SUP; RCH FOR PROPE	ere were no trate with the subject property and a reason recent r	Kent land D4/15/202 ansfers of Dject on sis s have bee mable valu  OXIMATI OST RE BARN/A	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE :  A records  20  the subject or sale ites of less than twen utilized in the sale range is indicate.  E AND APPROPRIATED DATA W.  CCESSORY BUILTED AT \$7500/A.	s in the enty are sold by 1.  IATE AS FO DINC CCRE,	Kent la 04/15/2 e prescreces. Domparische adjusta AVAIL UND WES). TYABOVE	and records 2020 ribed time ue to the s on approacted sales  ABLE FR TITHIN K PICAL GRADE	frame small th to  COM ENT.
OAC	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant trans value. In the final analysis Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI MARKET ADJUSTMENT ADJUSTED AT \$40/SF.	d records, MLS  X did n n assessment da research and rese	Kent land rec 04/15/2020 ory of the sed those with sales with GHBORING GHBORING GION EXI	y prior sa erk recordi of the pri SUBJE  ords  subject p th natura the past in the bri CLOSED G TOWN PANDED O OFFS S WERE	or trainings have income and inco	ansfers of been review or transfers of trans	of the comparable sa ewed VP refers to the sfer history of the COMPARABLI  Kent land records 04/15/2020  nparable sales The ttings commensura ed sales and variat have been employe  ECT THE MOST RCHED FOR SUP; RCH FOR PROPE IT DIFFERENCES Y SIMILAR OR ()	eles for the prior deed, volume & p subject property E SALE # 1  ere were no trate with the subject home styles and a reason RECENT, PROPORT; THE MRTIES WITH THE SITE SIZES OFFSETTING:	Kent land D4/15/202 ansfers of Dject on sis s have bee mable valu  OXIMAT!  HOST REI BARN/A S FACTOI S NO ADJ	ne date of sale of the orded in the municipality marable sales (reported in the municipality marable sales (reported in the subject or sale ites of less than twen utilized in the sale range is indicated.  E AND APPROPRIATED DATA W. CCESSORY BUILTED AT \$7500/AUSTMENTS NEED AT \$7500/AUSTMENTS NEED AT STEED AT SEED AT S	s in the enty as illes co	Kent la 04/15/2 e prescretes. Domparische adjusta VAIL UND WES). TYABOVE ALTH	and records 2020 ribed time ue to the s on approacted sales  ABLE FR ITHIN K PICAL GRADE OUGH V.	frame small ch to  COM ENT.  AREA
OAC	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant trans value. In the final analysis Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI MARKET ADJUSTMENT ADJUSTED AT \$40/SF, STYLE, SIZE, AND AG	d records, MLS  X did n n assessment da research and rese	Kent land rec 04/15/2020 ory of the sed those with THESE ( GHBORING GHBORING GION EXI	y prior sa erk recordi of the pri SUBJE  ords  subject p th natura the past in the bri CLOSED G TOWN PANDEE O OFFS S WERE EEN DE	or perty : or sale croperty : or sale	ansfers of been review or transfers of trans	of the comparable sa ewed VP refers to the sfer history of the COMPARABLI  Kent land records 04/15/2020  Inparable sales The ttings commensura ed sales and variat have been employe  ECT THE MOST RCHED FOR SUPI RCHED FOR PROPE IT DIFFERENCES Y SIMILAR OR O HESE SALES REF	eles for the prior deed, volume & p subject property E SALE # 1  ere were no trate with the subject home styles and a reason RECENT, PROPORT; THE MRTIES WITH THE SITE SIZES OFFSETTING:	Kent land D4/15/202 ansfers of Dject on sis s have bee mable valu  OXIMAT!  HOST REI BARN/A S FACTOI S NO ADJ	ne date of sale of the orded in the municipality marable sales (reported in the municipality marable sales (reported in the subject or sale ites of less than twen utilized in the sale range is indicated.  E AND APPROPRIATED DATA W. CCESSORY BUILTED AT \$7500/AUSTMENTS NEED AT \$7500/AUSTMENTS NEED AT STEED AT SEED AT S	s in the enty as illes co	Kent la 04/15/2 e prescretes. Domparische adjusta VAIL UND WES). TYABOVE ALTH	and records 2020 ribed time ue to the s on approacted sales  ABLE FR ITHIN K PICAL GRADE OUGH V.	frame small ch to  COM ENT.  AREA
OAC	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant trans value. In the final analysis Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI MARKET ADJUSTMENT ADJUSTED AT \$40/SF.	d records, MLS  X did n n assessment da research and rese	Kent land rec 04/15/2020 ory of the sed those with THESE ( GHBORING GHBORING GION EXI	y prior sa erk recordi of the pri SUBJE  ords  subject p th natura the past in the bri CLOSED G TOWN PANDEE O OFFS S WERE EEN DE	or perty : or sale croperty : or sale	ansfers of been review or transfers of trans	of the comparable sa ewed VP refers to the sfer history of the COMPARABLI  Kent land records 04/15/2020  Inparable sales The ttings commensura ed sales and variat have been employe  ECT THE MOST RCHED FOR SUPI RCHED FOR PROPE IT DIFFERENCES Y SIMILAR OR O HESE SALES REF	eles for the prior deed, volume & p subject property E SALE # 1  ere were no trate with the subject home styles and a reason RECENT, PROPORT; THE MRTIES WITH THE SITE SIZES OFFSETTING:	Kent land D4/15/202 ansfers of Dject on sis s have bee mable valu  OXIMAT!  HOST REI BARN/A S FACTOI S NO ADJ	ne date of sale of the orded in the municipality marable sales (reported in the municipality marable sales (reported in the subject or sale ites of less than twen utilized in the sale range is indicated.  E AND APPROPRIATED DATA W. CCESSORY BUILTED AT \$7500/AUSTMENTS NEED AT \$7500/AUSTMENTS NEED AT STEED AT SEED AT S	s in the enty as illes co	Kent la 04/15/2 e prescretes. Domparische adjusta VAIL UND WES). TYABOVE ALTH	and records 2020 ribed time ue to the s on approacted sales  ABLE FR ITHIN K PICAL GRADE OUGH V.	frame small ch to  COM ENT.  AREA
OAC	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant trans value. In the final analysis Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI MARKET ADJUSTMENT ADJUSTED AT \$40/SF, STYLE, SIZE, AND AG	d records, MLS  X did n n assessment da research and rese	Kent land rec 04/15/2020 ory of the sed those with THESE ( GHBORING GHBORING GION EXI	y prior sa erk recordi of the pri SUBJE  ords  subject p th natura the past in the bri CLOSED G TOWN PANDEE O OFFS S WERE EEN DE	or perty : or sale croperty : or sale	ansfers of been review or transfers of trans	of the comparable sa ewed VP refers to the sfer history of the COMPARABLI  Kent land records 04/15/2020  Inparable sales The ttings commensura ed sales and variat have been employe  ECT THE MOST RCHED FOR SUPI RCHED FOR PROPE IT DIFFERENCES Y SIMILAR OR O HESE SALES REF	eles for the prior deed, volume & p subject property E SALE # 1  ere were no trate with the subject home styles and a reason RECENT, PROPORT; THE MRTIES WITH THE SITE SIZES OFFSETTING:	Kent land D4/15/202 ansfers of Dject on sis s have bee mable valu  OXIMAT!  HOST REI BARN/A S FACTOI S NO ADJ	ne date of sale of the orded in the municipality marable sales (reported in the municipality marable sales (reported in the subject or sale ites of less than twen utilized in the sale range is indicated.  E AND APPROPRIATED DATA W. CCESSORY BUILTED AT \$7500/AUSTMENTS NEED AT \$7500/AUSTMENTS NEED AT STEED AT SEED AT S	s in the enty as illes co	Kent la 04/15/2 e prescretes. Domparische adjusta VAIL UND WES). TYABOVE ALTH	and records 2020 ribed time ue to the s on approacted sales  ABLE FR ITHIN K PICAL GRADE OUGH V.	frame small ch to  COM ENT.  AREA
OACH	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant trans value. In the final analysis Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI MARKET ADJUSTMENT ADJUSTED AT \$40/SF, STYLE, SIZE, AND AG	d records,MLS  X did n n assessment da research and research and research research and research	Kent land rec 04/15/2020 ory of the sed those with sales with sale	y prior sa erk recordi of the pri SUBJE  ords  subject p th natura the past in the bri CLOSED G TOWN PANDER O OFFS S WERE EEN DE	or perty :  or sale  croperty :  or reside  year, old  oadened  D SALES  S WER  D IN THE  ET PER  C REAS(  CVELOP  ** See A	ansfers of been review or transfers of trans	of the comparable sa ewed VP refers to the sfer history of the COMPARABLI  Kent land records 04/15/2020  Inparable sales The ttings commensura ed sales and variat have been employe  ECT THE MOST RCHED FOR SUPI RCHED FOR PROPE IT DIFFERENCES Y SIMILAR OR O HESE SALES REF	eles for the prior deed, volume & p subject property E SALE # 1  ere were no trate with the subject home styles and a reason RECENT, PROPORT; THE MRTIES WITH THE SITE SIZES OFFSETTING:	Kent land D4/15/202 ansfers of Dject on sis s have bee mable valu  OXIMAT!  HOST REI BARN/A S FACTOI S NO ADJ	ne date of sale of the orded in the municipality marable sales (reported in the municipality marable sales (reported in the subject or sale ites of less than twen utilized in the sale range is indicated.  E AND APPROPRIATED DATA W. CCESSORY BUILTED AT \$7500/AUSTMENTS NEED AT \$7500/AUSTMENTS NEED AT STEED AT SEED AT S	s in the enty as illes co	Kent la 04/15/2 e prescretes. Domparische adjusta VAIL UND WES). TYABOVE ALTH	and records 2020 ribed time ue to the s on approacted sales  ABLE FR ITHIN K PICAL GRADE OUGH V.	frame small ch to  COM ENT.  AREA
OACH	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant transvalue. In the final analysis Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI MARKET ADJUSTMENT ADJUSTED AT \$40/SF STYLE, SIZE, AND AGI A FOCUS ON THE PRIN	d records,MLS  X did n n assessment da research and resea	Kent land rec 04/15/2020 ony of the ed those with sales with THESE ( GHBORING GGION EXI TILIZED T N FACTOR E HAVE B UBSTITUT n Approach	y prior sa erk recordi of the pri SUBJE ords subject p th natura the past in the bri CLOSED G TOWN PANDED O OFFS S WERE EEN DE ION **	oroperty: oroper	ansfers of been review or transfers of trans	of the comparable sa ewed VP refers to the sfer history of the COMPARABLI  Kent land records 04/15/2020  Inparable sales The ttings commensura ed sales and variat have been employe  ECT THE MOST RCHED FOR SUPI RCHED FOR PROPE IT DIFFERENCES Y SIMILAR OR O HESE SALES REF	ere were no trate with the subject property is sale # 1  ere were no trate with the subject home styles and a reason recent, Property The Marties With the subject and a reason recent, Property The Marties With SITE SIZES LECT CURRE	Kent land 04/15/202 unsfers of oject on sis s have bee nable valu  OXIMATI HOST RE BARN/A 5 FACTOI 5, NO ADJ	ne date of sale of the orded in the municipality marable sales (reported in the municipality marable sales (reported in the subject or sale ites of less than twen utilized in the sale range is indicated.  E AND APPROPRIATED DATA W. CCESSORY BUILTED AT \$7500/AUSTMENTS NEED AT \$7500/AUSTMENTS NEED AT STEED AT SEED AT S	s in the enty a description of the enty a description of the enty and	Kent la  04/15/ e prescretes Dr  mpariso he adjus  AVAIL UND W  BS) TY  ALTH  ARKET	and records 2020 Tibed time us to the son approace sted sales  ABLE FR TITHIN K PICAL GRADE OUGH V. SEGMEN	frame small sch to  COM ENT.  AREA ARIED NT WITH
OACH	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant transvalue. In the final analysis Summary of Sales Compar THE MARKET SALES WARREN AND NEW MIT MARKET ADJUSTED AT \$40/SF. STYLE, SIZE, AND AGI A FOCUS ON THE PRINT	d records,MLS  X did n n assessment da research and resea	Kent land rec 04/15/2020 Kent land rec 04/15/2020 Ment the rec of those with received	y prior sa erk recordi of the pr SUBJE  ords  subject p th natura the past in the br  CLOSED G TOWN PANDED OOFFS S WERE EEN DE ION. ** \$575,000	oroperty: oroper	and corntial se der clos region  S REFL E SEAI  E SEA TINEN  ON ABL  ED, THA  Addition	of the comparable salewed. VP refers to the sfer history of the COMPARABLI CO	ere were no trate with the subject property E SALE # 1  ere were no trate with the subject and a reason RECENT, PROPERTY THE METTER WITH SITES WITH SITES CONTRACT CURRENT CURRENT (CONTRACT CURRENT)	Kent land 04/15/202 unsfers of oject on si s have bee nable valu  OXIMATI OXT RE BARN/A S FACTOI ; NO ADJ	ne date of sale of the orded in the municipality in parable sales (reported in the municipality in parable sales (reported in the sale sale). The subject or sale its of less than twent utilized in the sale range is indicated in the sale range is in	s in the enty a sale of the enty	Kent la 04/15/7 e prescretes Dimparisco he adjust AVAIL UND WES). TY ABOVE ALTHARKET	and records 2020 initial distribution of the same approached sales ABLE FR TITHIN K (PICAL GRADE OUGH V, SEGMEN	frame
DACH	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sate/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant transvalue. In the final analysi Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI MARKET ADJUSTMENT ADJUSTED AT \$40/SF. STYLE, SIZE, AND AGI A FOCUS ON THE PRIN Indicated Value by Sale Indicated Value by Sale Indicated Value by: Sale	d records,MLS  X did n n assessment da research and resea	Kent land rec 04/15/2020  Kent land rec 04/15/2020  Ment the set of the set of those with the set of the set o	y prior sa erk recordi of the pri SUBJE  ords  subject p th natura the past in the br.  CLOSED G TOWN PANDED O OFFS S WERE EEN DE TION. **  \$575,00 ch \$575,00 ch \$575,00	oroperty: oroper	and cornitial seder close region  S REFLE SEAL  E SEAL  E SEAL  TINEN  ON ABL  ED, THA  Addition	of the comparable salewed. VP refers to the sfer history of the COMPARABLI CO	ere were no trate with the subset and a reason recently properly p	Kent land 04/15/202 unsfers of oject on si s have bee mable valu 0XIMATI 40ST REI BARN/A 8 FACTOI 5 NO ADJ ENT MAR	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE :  direcords 20 the subject or sale ites of less than twent utilized in the sale range is indicated	s in the enty and allowed by the transfer of the months of	Kent la 04/15/2 e prescri cres. Di mparische adjus AVAIL UND Wis). TVABOVE ALTHARKET	and records 2020 inibed time us to the son approacted sales  ABLE FR (ITHIN K PICAL GRADE OUGH V SEGMEN	frame small ch to  COM ENT,  AREA ARIED VT WITH
DACH	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant transvalue. In the final analysi Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI MARKET ADJUSTMENT ADJUSTED AT \$40/SF. STYLE, SIZE, AND AGI A FOCUS ON THE PRINI Indicated Value by Sale Indicated Value by: Sale	d records,MLS  X did n n assessment da research and resea	Kent land rec 04/15/2020  Kent land rec 04/15/2020  Ment the set of the set of those with the set of the set o	y prior sa erk recordi of the pri SUBJE  ords  subject p th natura the past in the br.  CLOSED G TOWN PANDED O OFFS S WERE EEN DE TION. **  \$575,00 ch \$575,00 ch \$575,00	oroperty: oroper	and cornitial seder close region  S REFLE SEAL  E SEAL  E SEAL  TINEN  ON ABL  ED, THA  Addition	of the comparable salewed. VP refers to the sfer history of the COMPARABLI CO	ere were no trate with the subset and a reason recently properly p	Kent land 04/15/202 unsfers of oject on si s have bee mable valu 0XIMATI 40ST REI BARN/A 8 FACTOI 5 NO ADJ ENT MAR	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE :  direcords 20 the subject or sale ites of less than twent utilized in the sale range is indicated	s in the enty and allowed by the transfer of the months of	Kent la 04/15/2 e prescri cres. Di mparische adjus AVAIL UND Wis). TVABOVE ALTHARKET	and records 2020 inibed time us to the son approacted sales  ABLE FR (ITHIN K PICAL GRADE OUGH V SEGMEN	frame small ch to  COM ENT,  AREA ARIED VT WITH
DACH	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sate/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant transvalue. In the final analysis Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI MARKET ADJUSTMENT ADJUSTED AT \$40/SF. STYLE, SIZE, AND AGI A FOCUS ON THE PRINI Indicated Value by Sale Indicated Value by Sale Indicated Value by: Sale The Sales Comparison An and the difficulty in estime	d records,MLS  X did n n assessment da research and resea	Kent land rec 04/15/2020  Kent land rec 04/15/2020  Ment the set of the set of those with the set of the set o	y prior sa erk recordi of the pri SUBJE  ords  subject p th natura the past in the br.  CLOSED G TOWN PANDED O OFFS S WERE EEN DE ION **  \$575,00 sh \$575,00 rections o	or traings have ings have ior sale CT  or operty: al reside year, old oadened  O SALES IS WER  O IN THE ET PER  E REAS(EVELOP** See A	ansfers of been review or transfers of trans	of the comparable sa  ewed VP refers to the  sfer history of the  COMPARABLI  Kent land records  04/15/2020  nparable sales The  ttings commensura  ed sales and variat have been employed  ECT THE MOST  RCHED FOR SUPI  RCHED FOR PROPE  IT DIFFERENCES  Y SIMILAR OR O  HESE SALES REF  nal Comments ***  Cost Approach (if  tlers in the market  not developed due to	deed, volume & p subject property E SALE # 1  Free were no tra te with the sub ple home styles and a reaso  RECENT, PRO PORT; THE M RTIES WITH TIES WITH TIES WITH TIES LECT CURRE  developed) \$  The Cost Ap to the lack of a	Kent land D4/15/202 ansfers of oject on sis s have bee mable valu  OXIMAT!  MOST REI BARN/A S FACTOI S NO ADJ BNT MAR	ne date of sale of the orded in the municipality in parable sales (reported in the municipality in the sale sales). The sale is sale in the sale in th	s in the enty and less cond by the state of	Kent la 04/15// e preser cres. Dromparise he adjust AVAIL UND WIS). TY ABOVE ALTHARKET	and records 2020 ribed time ue to the s on approacted sales ABLE FR ITHIN K PPICAL GRADE OUGH V SEGMEN	frame small ch to  AREA ARIED NT WITH
OACH RECOZO-	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant trans value. In the final analysis Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI MARKET ADJUSTMENT ADJUSTED AT \$40/SF, STYLE, SIZE, AND AGI A FOCUS ON THE PRIN Indicated Value by Sale Indicated Value in estim This appraisal is made	d records, MLS  X did n n assessment da research and rese	Kent land rec 04/15/2020 ory of the sed those with THESE (GHBORING GHBORING	y prior sa erk recordi of the pri SUBJE  ords  subject p th natura the past in the br.  CLOSED G TOWN PANDEL O OFFS S WERE EEN DE TION. **  \$575,000 th \$575,000 th \$575,100 ctions o Income	or traings have ings have ior sale CT  or operty: I reside year, old oadened  O SALES IS WER  O IN THE T PER  E REAS( EVELOP** See A  0  0000  f buyers  Approace  t to contact to contact in the contact	ansfers of been review or transfers of trans	of the comparable sa ewed VP refers to the sfer history of the COMPARABLI  Kent land records 04/15/2020 Inparable sales The ttings commensura ed sales and variat have been employe  ECT THE MOST RCHED FOR SUPI RCHED FOR SUPI RCHED FOR PROPE IT DIFFERENCES Y SIMILAR OR O HESE SALES REF nal Comments ***  Cost Approach (if liters in the market not developed due to	ere were no trace with the subsect property of the with the subsect property of the with the subsect and a reason of the with the subsect and the with the w	Kent land D4/15/202 Insfers of Oject on sis s have bee mable valu  OXIMAT!  MOST REI BARN/A S FACTOI S NO ADJ ENT MAR	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE :  I records  20 the subject or sale ites of less than twen utilized in the sale range is indicated.  E AND APPROPRIATE AND APPROPRIATED DATA W.  CCESSORY BUILT SALE IN TO THE SALE TO ATA IN TO THE SALE IN	s in the enty as in t	Kent la 04/15// e preser cres. Dromparise he adjust AVAIL UND WES). TY ABOVE ALTHARKET	and records 2020 ribed time ue to the s on approace sted sales  ABLE FR (ITHIN K (PICAL GRADE OUGH V SEGMEN  leveloped) the improvence in this are	frame small ch to  AREA ARIED NT WITH
OACH RECOZO-	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant trans value. In the final analysis  Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI MARKET ADJUSTMENT ADJUSTED AT \$40/SF, STYLE, SIZE, AND AGI A FOCUS ON THE PRIN Indicated Value by Sale Indicated Value by Sale Indicated Value by Sale Indicated Value by Sale The Sales Comparison An and the difficulty in estim This appraisal is made completed, subject	d records,MLS  X did n n assessment da research and resea	Kent land rec 04/15/2020 ory of the sed those with sales with sales with THESE (GHBORING GHBORING GHBO	y prior sa erk recordi of the pri SUBJE  ords  subject p th natura the past in the bri  CLOSED G TOWN PANDEE O OFFS S WERE EEN DE TON **  \$575,00 ch \$575,0 ctions o Income	or perty :	ansfers of been review or transfers of trans	of the comparable sa ewed VP refers to the sfer history of the COMPARABLI  Kent land records 04/15/2020  nparable sales The ttings commensura ed sales and variat have been employe  ECT THE MOST RCHED FOR SUP RCHED FOR PROPE TT DIFFERENCES Y SIMILAR OR O HESE SALES REF nal Comments ***  Cost Approach (if llers in the market not developed due to per plans and spe sis of a hypothetical	ere were no trace with the subset and a reason and a reason areason.  RECENT, PROPORT; THE MRTIES WITH SITE SIZES OFFSETTING: LECT CURRED to the lack of a cifications on the condition that	Kent land 04/15/202 unsfers of oject on sis s have bee nable valu  OXIMAT! MOST RE. BARN/A S FACTOI NO ADJ SNT MAR	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE :  I records  20  the subject or sale its of less than two an utilized in the sale range is indicated.  E AND APPROPR  LATED DATA W.  CCESSORY BUILT SALE :  I RED AT \$7500/A  USTMENTS NEE RED ATA IN TO SALE IN T	s in the enty are the Market M	Kent la 04/15// e preser cres. Dromparise he adjust AVAIL UND WES). TY ABOVE ALTHARKET	and records 2020 ribed time ue to the s on approace sted sales  ABLE FR (ITHIN K (PICAL GRADE OUGH V SEGMEN  leveloped) the improvence in this are	frame small ch to  AREA ARIED NT WITH  \$ evements 2a.
OACH RECOZU-L-	Data Source(s) Land My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales we sampling of relevant trans value. In the final analysis Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI MARKET ADJUSTMENT ADJUSTED AT \$40/SF, STYLE, SIZE, AND AGI A FOCUS ON THE PRIN Indicated Value by Sale Indicated Value in estim This appraisal is made	d records,MLS  X did n n assessment da research and resea	Kent land rec 04/15/2020 ory of the sed those with sales with sales with THESE (GHBORING GHBORING GHBO	y prior sa erk recordi of the pri SUBJE  ords  subject p th natura the past in the bri  CLOSED G TOWN PANDEE O OFFS S WERE EEN DE TON **  \$575,00 ch \$575,0 ctions o Income	or perty :	ansfers of been review or transfers of trans	of the comparable sa ewed VP refers to the sfer history of the COMPARABLI  Kent land records 04/15/2020  nparable sales The ttings commensura ed sales and variat have been employe  ECT THE MOST RCHED FOR SUP RCHED FOR PROPE TT DIFFERENCES Y SIMILAR OR O HESE SALES REF nal Comments ***  Cost Approach (if llers in the market not developed due to per plans and spe sis of a hypothetical	ere were no trace with the subset and a reason and a reason areason.  RECENT, PROPORT; THE MRTIES WITH SITE SIZES OFFSETTING: LECT CURRED to the lack of a cifications on the condition that	Kent land 04/15/202 unsfers of oject on sis s have bee nable valu  OXIMAT! MOST RE. BARN/A S FACTOI NO ADJ SNT MAR	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE :  I records  20  the subject or sale its of less than two an utilized in the sale range is indicated.  E AND APPROPR  LATED DATA W.  CCESSORY BUILT SALE :  I RED AT \$7500/A  USTMENTS NEE RED ATA IN TO SALE IN T	s in the enty are the Market M	Kent la 04/15// e preser cres. Dromparise he adjust AVAIL UND WES). TY ABOVE ALTHARKET	and records 2020 ribed time ue to the s on approace sted sales  ABLE FR (ITHIN K (PICAL GRADE OUGH V SEGMEN  leveloped) the improvence in this are	frame small ch to  AREA ARIED NT WITH  \$ evements 2a.
DACH	Data Source(s) Law My research did Data Source(s) Bott Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales w sampling of relevant trans value. In the final analysi  Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI MARKET ADJUSTMENT ADJUSTED AT \$40/SF, STYLE, SIZE, AND AGI A FOCUS ON THE PRIN.  Indicated Value by: Sale Indicated Value by: Sale Indicated Value by: Sale The Sales Comparison An and the difficulty in estim  This appraisal is made completed, subject following required inspecti	d records,MLS  X did n n assessment da research and resea	Kent land rec 04/15/2020 ory of the ed those with sales	y prior sa erk recordi of the pri SUBJE  ords  subject p th natura the past in the bri  CLOSED G TOWN PANDER O OFFS S WERE EEN DE 10N ** \$575,00 ch \$575,0	oroperty: oroper	and corntial seder close region  S REFLE SEAL  E SEAL  E SEAL  E SEAL  E SEAL  C TINEN  ON ABL  E D, TF  Addition  and selection the baseon that	of the comparable salewed VP refers to the sfer history of the COMPARABLI COM	ere were no trate with the subset and a reason and a reason are subset are subset and a reason are subset are subset and a reason are subset ar	Kent land 04/15/202 unsfers of oject on sis shave bee mable valu  OXIMATI MOST RE BARN/A S FACTOI S NO ADJ SNT MAR	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE :  I records  20 the subject or sale ites of less than two an utilized in the sale range is indicated.  E AND APPROPR  LATED DATA W. CCESSORY BUILT RED AT \$7500/A. RED	s in the enty are ales cooking to the ent mu on dition we bear in the ent mu.	Kent la 04/15/2 e preser eres. Dompariso he adjus  AVAIL UND WGS) TY ABOVE ALTHUR ARKET	and records COMPARA  and records 2020 ribed time use to the s on approace sted safes  ABLE FR  (TITHIN K (PICAL GRADE OUGH V SEGMEN  (eveloped) the improviments are the improveleted, or [	frame small ch to  COM ENT.  AREA ARIED NT WITH  \$ vements ca. ements have been subject to the
OACH RECORCILIATI	Data Source(s) Law My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales w sampling of relevant trans value. In the final analysi  Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI MARKET ADJUSTED AT \$40/SF. STYLE, SIZE, AND AGI A FOCUS ON THE PRIN. Indicated Value by Sale Indicated Value by: Sale The Sales Comparison An and the difficulty in estim  This appraisal is made completed, subject following required inspecti	d records,MLS  X did n n assessment da research and resea	Kent land rec 04/15/2020 04/15/2020 00/15/20	y prior sa erk recordi of the pri SUBJE ords subject p th natura the past in the bri CLOSED G TOWN PANDED O OFFS S WERE EEN DE 10N ** \$575,00 sh \$575,00 ctions o Income subject subject or alterat ordinary in	oroperty: oroper	and corntial se der clos region  S REFL E SEAL RETINENDONABLED, The Addition the baseon that	of the comparable salewed VP refers to the sfer history of the COMPARABLI COM	ere were no trace with the subset and a reason and a reason areason ar	Kent land 04/15/202 unsfers of oject on sis s have bee mable valu  OXIMATI AOST RE BARN/A S FACTOI S NO ADJ SNT MAR  proach is data with in the basis the repair	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE:  I records  20  the subject or sale ites of less than two an utilized in the sale range is indicated.  E AND APPROPRIATED DATA W. CCESSORY BUILD	s in the enty a ales cook by the enty and th	Kent la 04/15/c e preser eres Drimpariso he adjus  AVAIL UND W (if dage of ltiplier in that the component of	and records COMPARA  and records 2020 ribed time use to the s on approace sted sales  ABLE FR  (TITHIN K  (PICAL  GRADE  OUGH V  SEGMEN  be improving this are the improving this are the improving this are the improving the improving this are the improving the improving this are the improving the i	frame small ch to  COM ENT.  AREA ARIED NT WITH  \$ vements ca ements have been subject to the
DACH	Data Source(s) Law My research did Data Source(s) Both Report the results of the ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or The most relevant sales w sampling of relevant trans value. In the final analysi  Summary of Sales Compar THE MARKET SALES WARREN AND NEW MI MARKET ADJUSTMENT ADJUSTED AT \$40/SF. STYLE, SIZE, AND AGI A FOCUS ON THE PRIN. Indicated Value by Sale Indicated Value by: Sale The Sales Comparison An and the difficulty in estim  This appraisal is made completed. subject following required inspect  Based on a complete conditions, and appraiser	d records,MLS  X did n n assessment da research and resea	Kent land rec 04/15/2020 ory of the set of those with sales with s	y prior sa erk recordi of the pri SUBJE ords subject p th natura the past in the bri CLOSED G TOWN PANDED O OFFS S WERE EEN DE 10N ** \$575,00 sh \$575,00 ctions o Income subject subject or alterat ordinary in	oroperty: oroper	and corntial se der clos region  S REFL E SEAI IE SEA ONABL ED, TH Addition  and selection the baseon that	of the comparable salewed VP refers to the sfer history of the COMPARABLI COM	ere were no trate with the subset and a reason of the property of the subset and a reason of the subse	Kent land 04/15/202 unsfers of oject on sis s have bee mable valu  OXIMATI AOST RE BARN/A S FACTOI S NO ADJ SNT MAR  proach is data with the the basis the repair not require, y, defined eal prope	ne date of sale of the orded in the municipality in parable sales (rep DMPARABLE SALE:  I records  20  the subject or sale ites of less than two an utilized in the sale range is indicated.  E AND APPROPRIATED DATA W. CCESSORY BUILD	s in the enty a ales cook by the enty and th	Kent la 04/15/c e preser eres Drimpariso he adjus  AVAIL UND W (if dage of ltiplier in that the component of	and records COMPARA  and records 2020 ribed time use to the s on approace sted sales  ABLE FR  (TITHIN K  (PICAL  GRADE  OUGH V  SEGMEN  be improving this are the improving this are the improving this are the improving the improving this are the improving the improving this are the improving the i	frame small ch to  COM ENT.  AREA ARIED NT WITH  \$ vements ca ements have been subject to the

	ABOUT THE APPRAISER (DEW) My appraisal office, in Goshen, CT, is within 15 mile			
	since 1986, with a full time practice in Litchfield County since 1991. My professional e			
	been on the regular roster for foreclosure assignments through that Courthouse since 199 employees, attorneys, bankers, and mortgage brokers in northwestern CT. My personal a			
	employees, attorneys, bankers, and mortgage brokers in northwestern C1. My personal a CT, although I complete most assignments within the 20 mile radius around my home off	ice. In the past five year	rs. I have appraised an aver	age of 100 residential
	properties per year.	ice. In the past live year	is, r mave appraised an area	age of the residential
	properties per year;			
	APPRAISER COMPETENCY THE COMPANY SUBSCRIBES TO ALL APPROPRI	ATE MULTIPLE LISTI	NG SERVICES AND RES	EARCHES TOWN HALL
	RECORDS FOR ALL ASSIGNMENTS. REPORTS ARE REVIEWED BY THE SUPER			
	ADHERENCE TO GOOD APPRAISAL PRACTICE AND U.S.P.A.P. REGULATIONS.			
A	Refer to attached text addenda pages and disclosure comments.			
D			CORPORATE SHEETING	3030 00 3 1001
D	MLS PHOTOS: The appraiser has reserved the right to use MLS photos if necessary. Re	asons for such use may i	nclude homes which are no	t visible from the public
÷.	street, images in which unknowing individuals would be present in the photos, comps wi			
2.4	alter the visibility of the home, or residences which the appraiser knows/suspects have b			
0	overall value since the purchase. The appraiser has performed at a minimum a drive by	nspection of the comps a	ind has examined virtual to	ur photos provided by the
N A	local MLS system and On-line sources. Applicable MLS photos are the most accurate de	piction of a home at the	time of the sale and use of	these photos lend to the
L	overall credibility of this report.			
_				
CO				
м				
M				
E				
T				
S				
	COST APPROA	CH TO VALUE		
	Support for the opinion of site value (summary of comparable land sales or other methods	for estimating site value)		
	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties in	for estimating site value) in the marketplace, suppo		
	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat	for estimating site value) in the marketplace, suppo low compared with less d	leveloped properties/smalle	r homes in the
CO	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties in	for estimating site value) in the marketplace, suppo low compared with less d	leveloped properties/smalle	r homes in the
o s	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev	for estimating site value)  In the marketplace, support  I we compared with less of  iew of larger land tract to	eveloped properties/smalle rades around the geographi	r homes in the c area
0	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW	for estimating site value) In the marketplace, support I wo compared with less of I larger land tract to OPINION OF SITE V	leveloped properties/smalle rades around the geographic	r homes in the
O S T	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs	for estimating site value) In the marketplace, suppose low compared with less of lew of larger land tract to OPINION OF SITE V Dwelling 2,700	leveloped properties/smalle rades around the geographi ALUE	r homes in the c area=\$=\$
O S T A P	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW. Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data 12/2019	for estimating site value) In the marketplace, support ow compared with less of iew of larger land tract to OPINION OF SITE V Dwelling 2,700	leveloped properties/smalle rades around the geographic	r homes in the
OST APP	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW. Source of cost data. Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.)	for estimating site value) In the marketplace, support ow compared with less of item of larger land tract to OPINION OF SITE V Dwelling 2,700 BSMT 1,118	leveloped properties/smalle rades around the geographi ALUE	r homes in the c area=\$=\$=\$
OST APPR	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bidrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is	for estimating site value) In the marketplace, support ow compared with less of item of larger land tract to OPINION OF SITE V Dwelling 2,700 BSMT 1,118 Garage/Carport	leveloped properties/smalle rades around the geographi ALUE	r homes in the c area=\$=\$=\$=\$
OST APPROA	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW. Source of cost data. Local bldrs.  Quality rating from cost service. Avg.+ Effective date of cost data. 12/2019. Comments on Cost Approach (gross living area calculations, depreciation, etc.). As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The	for estimating site value) In the marketplace, support ow compared with less of iew of larger land tract to OPINION OF SITE V Dwelling 2,700 BSMT 1,118 Garage/Carport Total Estimate of Cost-New	eveloped properties/smalle rades around the geographi ALUE	r homes in the c area=\$=\$=\$
OST APPROAC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bidrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is	for estimating site value) In the marketplace, suppose compared with less diew of larger land tract to  OPINION OF SITE V  Dwelling 2,700  BSMT 1,118  Garage/Carport  Total Estimate of Cost-New Less Physical	leveloped properties/smalle rades around the geographi ALUE	r homes in the c area
OST APPROA	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW. Source of cost data. Local bldrs.  Quality rating from cost service. Avg.+ Effective date of cost data. 12/2019. Comments on Cost Approach (gross living area calculations, depreciation, etc.). As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The	for estimating site value) In the marketplace, suppose compared with less diew of larger land tract to  OPINION OF SITE V  Dwelling 2,700  BSMT 1,118  Garage/Carport  Total Estimate of Cost-New Less Physical  Depreciation	eveloped properties/smalle rades around the geographi  ALUE	r homes in the c area
OST APPROAC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW. Source of cost data. Local bldrs.  Quality rating from cost service. Avg.+ Effective date of cost data. 12/2019. Comments on Cost Approach (gross living area calculations, depreciation, etc.). As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The	for estimating site value) In the marketplace, suppose compared with less diew of larger land tract to the suppose compared with less diew of larger land tract to the suppose compared with less diew of larger land tract to the suppose compared to	eveloped properties/smalle rades around the geographi ALUE	r homes in the c area
OST APPROAC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW. Source of cost data. Local bldrs.  Quality rating from cost service. Avg.+ Effective date of cost data. 12/2019. Comments on Cost Approach (gross living area calculations, depreciation, etc.). As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The	for estimating site value) In the marketplace, suppose compared with less diew of larger land tract to the suppose compared with less diew of larger land tract to the suppose compared with less diew of larger land tract to the suppose compared to	eveloped properties/smalle rades around the geographi  ALUE Sq. Ft. @ \$ Sq. Ft. @ \$  Sq. Ft. @ \$  V Functional External	r homes in the c area
OST APPROAC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW. Source of cost data. Local bldrs.  Quality rating from cost service. Avg.+ Effective date of cost data. 12/2019. Comments on Cost Approach (gross living area calculations, depreciation, etc.). As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The	for estimating site value) In the marketplace, support ow compared with less of iew of larger land tract to  OPINION OF SITE V  Dwelling 2,700  BSMT 1,118  Garage/Carport  Total Estimate of Cost-Nex Less Physical Depreciation  Depreciated Cost of 'As-is' Value of Site	ALUE Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Improvements	r homes in the c area
OST APPROACH	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 60 Years.	for estimating site value) In the marketplace, support ow compared with less of iew of larger land tract to  OPINION OF SITE V  Dwelling 2,700  BSMT 1,118  Garage/Carport  Total Estimate of Cost-Nex Less Physical Depreciation  Depreciated Cost of 'As-is' Value of Site	ALUE Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Improvements	r homes in the c area
OST APPROACH -NC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 60 Years.	for estimating site value) In the marketplace, support ow compared with less of iew of larger land tract to the property of th	ALUE Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Improvements	r homes in the c area
OST APPROACH -NCO	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPRO	for estimating site value) In the marketplace, support ow compared with less of iew of larger land tract to the property of th	eveloped properties/smalle rades around the geographi  ALUE Sq. Ft. @ \$ Sq. Ft. @ \$  Sq. Ft. @ \$  Improvements	r homes in the c area
OST APPROACH -NC	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties i assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service. Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only) 60 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIL	for estimating site value) In the marketplace, support ow compared with less of iew of larger land tract to the compared with less of iew of larger land tract to the compared with less of larger land tract to the compared with less of larger land tract to the larger land tract to the compared land larger land tract to the larger land larger larger land larger land larger land larger land larger land larger land larger larger land larger land larger larger larger land la	eveloped properties/smalle rades around the geographi  ALUE	r homes in the c area
OST APPROACH - NOOM	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only) 60 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIE	for estimating site value) In the marketplace, support ow compared with less diew of larger land tract to the compared with less diew of larger land tract to the compared with less diew of larger land tract to the compared with less diew of larger land tract to the compared land larger land tract to the compared land larger larger land larger land larger larger land larger la	eveloped properties/smalle rades around the geographi  ALUE	r homes in the c area
OST APPROACH -ZCOME P	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties is assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA onty) 60 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIE  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?	for estimating site value) In the marketplace, support ow compared with less of iew of larger land tract to  OPINION OF SITE V  Dwelling 2,700  BSMT 1,118  Garage/Carport  Total Estimate of Cost-Nev Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site  Indicated Value By  ACH TO VALUE  = \$ ENT DATA TO DEVELOP THE  FOR PUDS (if applicable loss)  The compared to the control of th	eveloped properties/smalle rades around the geographic ALUE	r homes in the c area
OST APPROACH -ZCOME PU	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties i assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only) 60 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIE  PROJECT INFORMATION  Is the developer/builder in control of the Horneowners' Association (HOA)?	for estimating site value) In the marketplace, support ow compared with less of iew of larger land tract to  OPINION OF SITE V  Dwelling 2,700  BSMT 1,118  Garage/Carport  Total Estimate of Cost-Nev Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site  Indicated Value By  ACH TO VALUE  = \$ ENT DATA TO DEVELOP THE  FOR PUDS (if applicable loss)  The compared to the control of th	eveloped properties/smalle rades around the geographic ALUE	r homes in the c area
OST APPROACH -ZCOME P	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties is assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and review of the sizes are adjusted at \$7500 per acre based on data collection and review.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only) 60 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIE  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control Legal name of project	for estimating site value) In the marketplace, support ow compared with less of iew of larger land tract to  OPINION OF SITE V  Dwelling 2,700  BSMT 1,118  Garage/Carport  Total Estimate of Cost-Nev Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site  Indicated Value By  ACH TO VALUE  = \$ ENT DATA TO DEVELOP THE  FOR PUDS (if applicable loss)  The compared to the control of th	ALUE   Sq. Ft. @ \$	r homes in the c area
OST APPROACH -ZCOME PUD -	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties is assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA onty) 60 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIE  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control Legal name of project  Total number of phases	for estimating site value) In the marketplace, support ow compared with less of iew of larger land tract to the property of the larger land tract to the larger land the larger land to the land to the larger land to the land to the larger land to the land to the larger land to the land	eveloped properties/smalle rades around the geographic ALUE	r homes in the c area
OST APPROACH -ZCOME PUD IN	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area catculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA onty) 60 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIT  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control Legal name of project  Total number of phases  Total number of units for sale	for estimating site value) In the marketplace, support ow compared with less of its of larger land tract to the support of larger land to the support land t	ALUE	r homes in the c area
OST APPROACH -ZCOME PUD INF	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service. Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area catculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA onty) 60 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIT  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control category in the developer of the project  Total number of units for sale  Was the project created by the conversion of existing building(s) into a PUD? Yes	for estimating site value) In the marketplace, support ow compared with less of iew of larger land tract to the support of larger land to the support land t	ALUE	r homes in the c area
OST APPROACH -ZCOME PUD IN	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bidrs  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 60 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier.  Summary of Income Approach (including support for market rent and GRM) INSUFFICIT  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDS ONLY if the developer/builder is in control control number of units for sale.  Was the project created by the conversion of existing building(s) into a PUD?  Yes Does the project contain any multi-dwelling units?  Yes No D	for estimating site value) In the marketplace, support on the marketplace, support of	eveloped properties/smalle rades around the geographi  ALUE	r homes in the c area
OST APPROACH -ZCOME PUD -NFORM	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service. Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area catculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA onty) 60 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIT  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control category in the developer of the project  Total number of units for sale  Was the project created by the conversion of existing building(s) into a PUD? Yes	for estimating site value) In the marketplace, support on the marketplace, support of	ALUE	r homes in the c area
OST APPROACH -ZCOME PUD - NFORM	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bidrs  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 60 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier.  Summary of Income Approach (including support for market rent and GRM) INSUFFICIT  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDS ONLY if the developer/builder is in control control number of units for sale.  Was the project created by the conversion of existing building(s) into a PUD?  Yes Does the project contain any multi-dwelling units?  Yes No D	for estimating site value) In the marketplace, support on the marketplace, support of	eveloped properties/smalle rades around the geographi  ALUE	r homes in the c area
OST APPROACH -ZCOME PUD INFORMAT	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bidrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records  Estimated Remaining Economic Life (HUD and VA only) 60 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of income Approach (including support for market rent and GRM) INSUFFICIE  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDS ONLY if the developer/builder is in control Legal name of project  Total number of units rented  Was the project created by the conversion of existing building(s) into a PUD? Yes  Does the project contain any multi-dwelling units? Yes No D  Are the units, common elements, and recreation facilities complete? Yes	for estimating site value) In the marketplace, support ow compared with less diew of larger land tract to the compared with less diew of larger land tract to the compared with less diew of larger land tract to the compared with less diew of larger land tract to the compared land larger land tract to the compared land land land land land land land lan	leveloped properties/smalle rades around the geographic ALUE	r homes in the c area
OST APPROACH -ZCOME PUD -NFORMATIO	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bidrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records  Estimated Remaining Economic Life (HUD and VA only) 60 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIT  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDS ONLY if the developer/builder is in control Legal name of project  Total number of units rented  Was the project created by the conversion of existing building(s) into a PUD? Yes  Does the project contain any multi-dwelling units?  Are the units, common elements, and recreation facilities complete?  Yes	for estimating site value) In the marketplace, support ow compared with less diew of larger land tract to the compared with less diew of larger land tract to the compared with less diew of larger land tract to the compared with less diew of larger land tract to the compared land larger land tract to the compared land land land land land land land lan	eveloped properties/smalle rades around the geographi  ALUE	r homes in the c area
OST APPROACH -ZCOME PUD -ZFORMAT-	Support for the opinion of site value (summary of comparable land sales or other methods The estimated value for the subject's lot (\$136K) is extracted from improved properties assessment data and proportional analyses. The land to value ratio at 24% is somewhat neighborhood. Site sizes are adjusted at \$7500 per acre based on data collection and rev.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bidrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records  Estimated Remaining Economic Life (HUD and VA only) 60 Years  INCOME APPRO  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of income Approach (including support for market rent and GRM) INSUFFICIE  PROJECT INFORMATION  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDS ONLY if the developer/builder is in control Legal name of project  Total number of units rented  Was the project created by the conversion of existing building(s) into a PUD? Yes  Does the project contain any multi-dwelling units? Yes No D  Are the units, common elements, and recreation facilities complete? Yes	for estimating site value) In the marketplace, support ow compared with less diew of larger land tract to the compared with less diew of larger land tract to the compared with less diew of larger land tract to the compared with less diew of larger land tract to the compared land larger land tract to the compared land land land land land land land lan	leveloped properties/smalle rades around the geographic ALUE	r homes in the c area

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

### APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7, I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

- 20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature,

### SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Quin Elvicus	Signature
Name Dawn E. Wicks	Name R Bruck Hunter MAI
Company Name DAWN E. WICKS APPRAISALS, LLC	Company Name HUNTER ASSOCIATES, LLC
Company Address 123 BRYNMOOR COURT	Company Address 772 FARMINGTON AVENUE
GOSHEN, CT 06756	FARMINGTON, CT 06032
Telephone Number (860) 491-9200	Telephone Number (860) 677-9646
Email Address wilkesau@optonline.net	Email Address bruceh@hunterlic.com
Date of Signature and Report 04/22/2020	Date of Signature 04/22/2020
Effective Date of Appraisal 04/15/2020	State Certification # RCG0000297
State Certification # RCR0000800	or State License #
or State License #	State CT
or Other	Expiration Date of Certification or License 04/30/2020
State CT	
Expiration Date of Certification or License 04/30/2020	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
26 Bald Hill Road	X Did inspect exterior of subject property from street
South Kent, CT 06785	Date of Inspection 04/15/2020 (Walk about buildings)
APPRAISED VALUE OF SUBJECT PROPERTY \$ 575,000	Did inspect interior and exterior of subject property
CLIENT	Date of Inspection
Name Attorney Michael Rybak, Ir.	COMPARABLE SALES
Company Name	OUNT ALABEE SALES
Company Address c/o Guion, Stevens & Rybak LLP	X Did not inspect exterior of comparable sales from street
PO Box 338 Litchfield, CT 06759	Did inspect exterior of comparable sales from street
Email Address	Date of Inspection

ADDITIONAL COMPARABLES Intended User Guion, Stevens & Rybak, LLP^ Property Address 26 Bald Hill Road Zip Code 06785 State CT City County Litchfield South Kent Client Attorney Michael Rybak, Ji COMPARABLE SALE NO. 5 COMPARABLE SALE NO. 6 SUBJECT COMPARABLE SALE NO. 4 FEATURE 26 Bald Hill Road 13 Granite Road Bobcat Lane Warren, CT 06754 Warren, CT 06754 Address New Milford, CT 06776 South Kent, CT 06785 2.95 miles NE Proximity to Subject 9.36 miles S 3.07 miles NE 599,000 650,000 560,000 Sale Price 155,58 sq. ft. 206 49 sq. ft. Sale Price/Gross Liv. Area sq. ft. \$ 143.61 sq. ft. TData,MLS TData,MLS Data Source(s) TData,MLS V92, P704 - DOM 161 V92, P402 - DOM 368 Verification Source(s) V1189, P467 - DOM 4 DESCRIPTION +(-)\$ Adjustment DESCRIPTION DESCRIPTION +(-)\$ Adjustment DESCRIPTION +(-)\$ Adjustment VALUE ADJUSTMENTS ArmLth ArmLth Sale or Financing ArmLth Concessions Conv Cash Conv 11/04/2019 03/04/2020 Date of Sale/Time 01/15/2020 Avg/Good Avg/Good Avg/Good Location Avg/Good Leasehold/Fee Simple Fee Simple Fee Simple Fee Simple Fee Simple 49,00 Site 3.06 Acres +6,500 2.1 Acres +14,000 10.46 Acres 1.95 Acres LtWds LtWds View LtWds SeasWtr Distant,LtWds Design (Style) Colonial Colonial Contemporary Colonial Good (Superadequate) Avg/Good Quality of Construction Avg/Good Avg/Good YB 1990/Renov YB 2009 Actual Age YB 1993/Updates YB 2001 -50,000 Average Ava/Good Condition Average Average Total Bdrms Baths Above Grade Total Bdrms, Total Bdrms. Baths Total Bdrms Baths 3F1H 3 2F1H +6,000 3F1H - 4 Room Count 3F1H 8 4 -46,00 sq. ft. -73,000 sq. ft -500 3,850 sq. ft, Gross Living Area 2,700 sq. ft. +3,000 Full +3,000 +3,000 Eff. Full Eff. Full Basement & Finished Eff Full; 5Bath +33,500 +17,000 Unfinished Rooms Below Grade -2,500 548sf Finished 1118sf Finished 1200sf Finished +/-Avg for Market Avg for Market **Functional Utility** Avg for Market Avg for Market Oil/CAC Gas/CAC Heating/Cooling Oil/AC Oil, Gas/CAC None Known None Known **Energy Efficient Items** None Known None Known 2C Garage 2C Garage Garage/Carport 2C Garage 2C Garage Porch, Deck Porch/Patio/Deck Porch Deck Deck, Patio +1,500 Decks Patio +3\_00 1 Fpl +3,000 l Fpl 2 Fpls 2 Fpls Fireplaces -3,000 Shed-no value +20,000 Shed-no value +20,000 Barn wStudio& 5Bath Extras Outbldngs Studio/Wkshop -35,500 + X --67,500 X + 12,500 Net Adjustment (Total) Adjusted Sale Price Net Adj. 10,38 % Net Adi. 2 23 Net Adi. 5.93 % \$ 572,500 Gross Adj. % 563,500 582,500 Gross Adj. 20.27 of Comparables Gross Adj 13,77 SALE #6 SUBJECT COMPARABLE SALE #4 COMPARABLE SALE #5 COMPARABLE ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Warren land records Warren land records New Milford land records Data Source(s) Kent land records Effective Date of Data Source(s) 04/15/2020 04/20/2020 04/20/2020 Comment on Sales Comparison

		ADDIT	TONAL COMMENT	S		
Intended User	Guion, Stevens & Rybak, LLP^					
Property Address	26 Bald Hill Road					
City South Kent	County	Litchfield	State	CT	Zip Code	06785
Client	Attorney Michael Rybak, Jr.					

### SCOPE OF APPRAISAL

The Client AND Intended User is defined as the Law office of Guion, Stevens & Rybak, LLP. Attorney Michael Rybak, Jr. is our point of contact in this matter. 'Other intended users would be the independent property owner(s), CT Siting Council. It is feasible the appraisal may be utilized in judicial matters in the Courts of the State of Connecticut and/or The United States.

The intended use of the appraisal is to assist with the impact study related to the proposed cell tower located in close proximity of the subject.

### NO OTHER INTENDED USE NOR USERS ARE STIPULATED.

SINCE MARCH 11, 2020, THE DATE THE WORLD HEALTH ORGANIZATION IDENTIFIED COVID-19 A PANDEMIC, THE UNITED STATES OF AMERICA HAS BEEN REACTING TO THE THREAT OF THIS WORLDWIDE VIRUS.

THE APPRAISER IS UNAWARE WHETHER ANYONE ON PREMISES OR VISITING THE SUBJECT PROPERTY IS INFECTED WITH THE COVID-19 VIRUS OR HAS COME IN CONTACT WITH ANYONE INFECTED WITH THE COVID-19 VIRUS. NO TESTS WERE CONDUCTED TO DETERMINE THE PRESENCE OF THE COVID-19 VIRUS IN THE SUBJECT. THE READER MAY REQUEST TESTING, BY TRAINED PROFESSIONAL, FOR THE PRESENCE OF THE COVID-19 VIRUS.

AT THIS TIME IT IS TOO EARLY TO DETERMINE IF ANY EFFECT ON MARKETABILITY CAN BE DISCERNED IN DIRECT OR INDIRECT RELATION TO THE COVID-19 PANDEMIC.

The appraisal is made subject to the extraordinary assumptions listed within the report. An extraordinary assumption relates to the "as is" findings as of April 15, 2020 in that the immediate neighborhood consists of improved single family residences and unimproved lightly wooded parcels of land only. While a parcel along the subject's street (Tax map 10-22-38 or Parcel ID: 1019 and Account #00007400 - opposing /westerly side of roadway and southwest of the subject site) is the subject of a proposed cell tower installation, no such decision has been rendered on the matter. The extraordinary assumption relies on the parcel remaining as an undeveloped unit with prospective residential use only.

Access to the land records was limited to online services and phone conversations with municipal personnel. The Appraiser is not learned about title search nor building inspection. Mechanical and utility systems, plumbing, heating, appliances were not tested for this assignment.

Both Appraisers, Dawn E. Wicks, and R. Bruce Hunter, made a walk about the exterior of the improvements. Dawn E. Wicks made a cursory walk through the residence, main and upper levels plus finished basement area [no surfaces were touched, no furnishings nor equipment moved; visualization was limited to open and obvious physical elements only] as of the effective date of appraisal.

### **NEIGHBORHOOD BOUNDARIES**

Market extends throughout Kent to neighboring and competing towns of northwestern CT/Litchfield County. Typically, Cornwall, Sharon, Washington and Warren are the foremost CT towns in this region which are reviewed for the market analysis in this market segment. For weekend/second-home buyers, the expanded market would include any similar community within a reasonable drive from the greater New York metropolitan area. The search for reasonable and representative comparable active, pending and sold properties has been undertaken with an emphasis on locational influences such as setting, historic village centers with services & conveniences, proximity to seasonal recreation (lakes, ski areas, hiking trails, etc.), theater/arts, tourist attractions & restaurants. Attempts have been made to develop sales with a similar setting and character. Due to the scarcity of truly similar annual sales, the data search was drawn back in time to early 2018.

### NEIGHBORHOOD DESCRIPTION

The small-town character and scenic environment draw tourists seeking respite year-round. The market segment would find property in neighboring towns similarly enticing. Most of these towns enjoy a historic village center offering municipal offices, cafes, library and conveniences. Regional public high schools, and multiple private schools service much of the community. Passive recreation opportunities abound with the proximity of the Housatonic River, lakes, and access to Land Trusts and various other nature preserves in the general neighborhood of these towns. The variety of price points within the immediate region is common to Litchfield County neighborhoods, based on land area, design and character of each individual property.

No adverse locational influences were noted [see comments regarding proposed cell tower in the subject neighborhood].

### MARKET CONDITIONS

A REVIEW OF SOLD PROPERTIES FROM SEVERAL YEARS AGO HAS BEEN MADE TO ADEQUATELY COMPLETE THIS APPRAISAL. FROM SITE VALUATION TO CONTRIBUTION OF SPECIFIC AMENITIES, ADJUSTMENT CRITERIA RELIES ON A THOROUGH INVESTIGATION OF THE MARKET AT LARGE. OFTEN, IN THIS PART OF NORTHWESTERN CT, SELLERS SWITCH REALTY OFFICES, OR AGENTS HOLD LISTINGS PRIVATELY IN-HOUSE BEFORE THE PROPERTY GOES ON THE "OPEN" MARKET THROUGH MLS. THEREFORE, THE SPECIFIC LISTING HISTORY FOR EACH PROPERTY MAY BE MISREPRESENTED, ESPECIALLY WITH REGARD TO DAYS ON MARKET AND PRICE RATIOS. MARKET CONDITIONS SUFFERED SINCE MID 2008, ALTHOUGH THE LOSSES SOFTENED DURING 2011. NO MEASURED VALUE DECLINES SINCE 2012; NO TIME ADJUSTMENTS UTILIZED IN THIS APPRAISAL. GIVEN THE SUBJECT'S OVERALL APPEAL, AN ELONGATED MARKET TIME WOULD NOT BE REASONABLY ANTICIPATED, UNLESS UNREALISTICALLY PRICED FOR MARKET CONDITIONS. LITCHFIELD COUNTY PROPERTIES OFTEN EXPERIENCE SEASONAL EFFECTS ON REQUIRED EXPOSURE TIME. MOST HOMES ARE SOUGHT AND CONTRACTED DURING THE MONTHS FROM APRIL-OCTOBER.

### ADVERSE SITE CONDITIONS AND/OR EXTERNAL FACTORS

Private well & septic systems are typical for the area and have no impact on value or marketability. Condition of the private utilities is not known;

Holcombe & Kirkiles #220125 File No. 20041503

		AD	DITIONAL COMMENT	e			
		AD	Page 2	3			
Intended User	Guion, Stevens & Rybak, LLPA						
Property Address	26 Bald Hill Road			*****		NAMED AND	
City South Kent	County	Litchfield	State	CT	Zip Code	06785	
Cinat	Construction of the Constr						

assumed in adequate working order such that continued use and enjoyment of the residence is reasonably anticipated. All of the sales included in this appraisal are serviced by private well and septic systems.

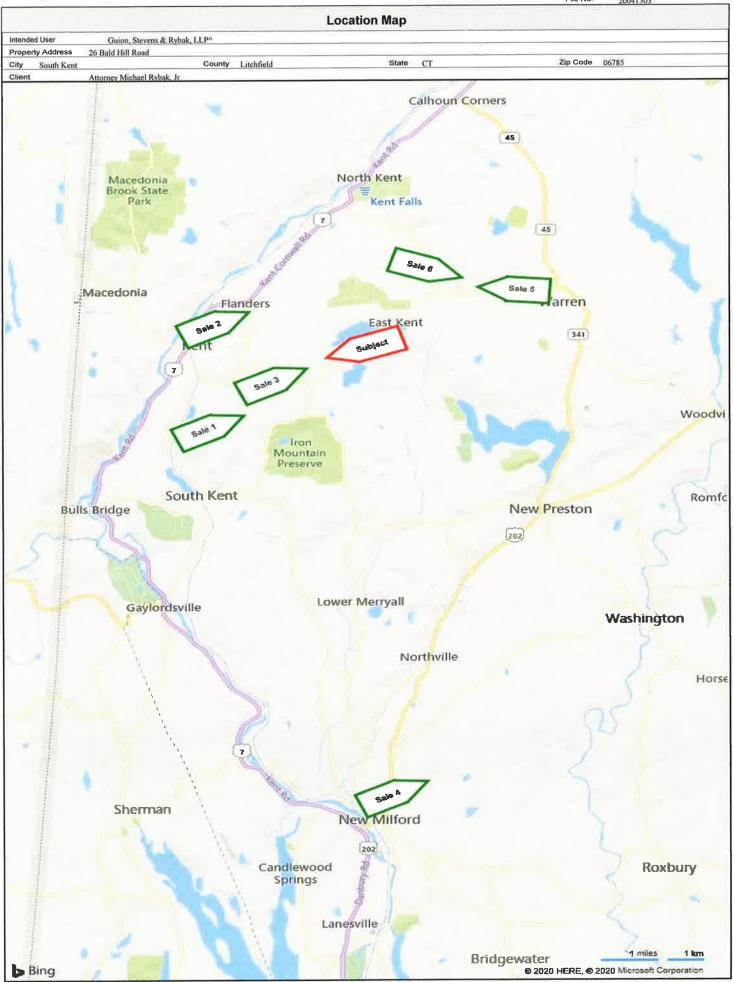
The subject topography lends itself to seasonal water views toward South Spectacle Lake.

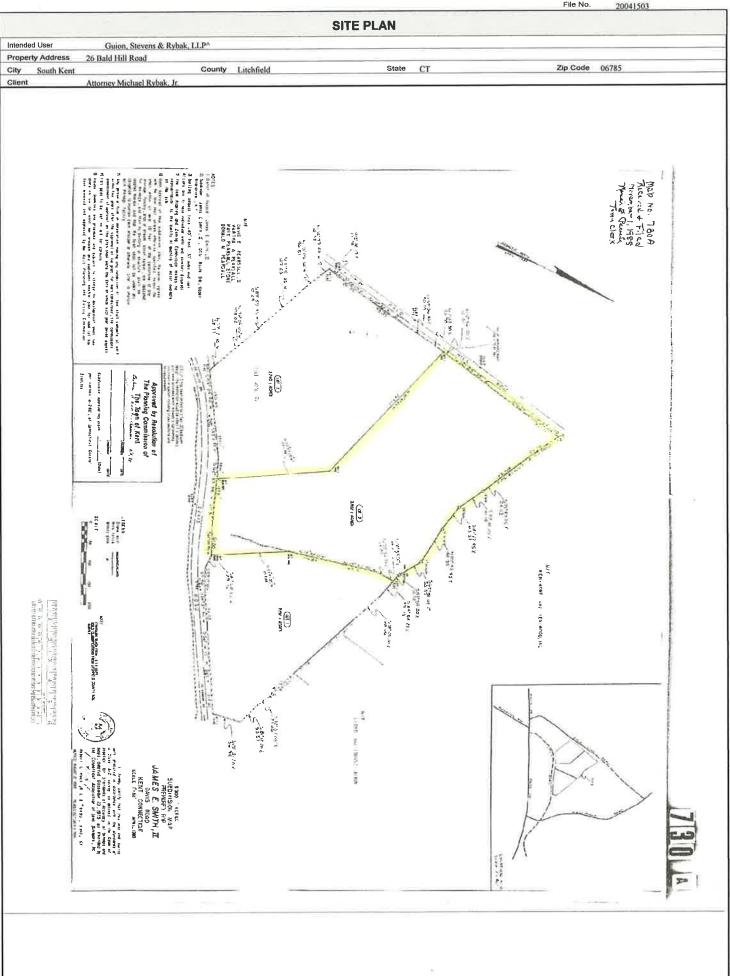
EACH OF THE HOMES INCLUDED IN THIS APPRAISAL ENJOYS SOME NATURAL VIEW/ENVIRONS; NO VIEW ADJUSTMENTS NEEDED BETWEEN THE SALES AND THE SUBJECT UNDER THE EXTRAORDINARY ASSUMPTION DEFINED ABOVE.

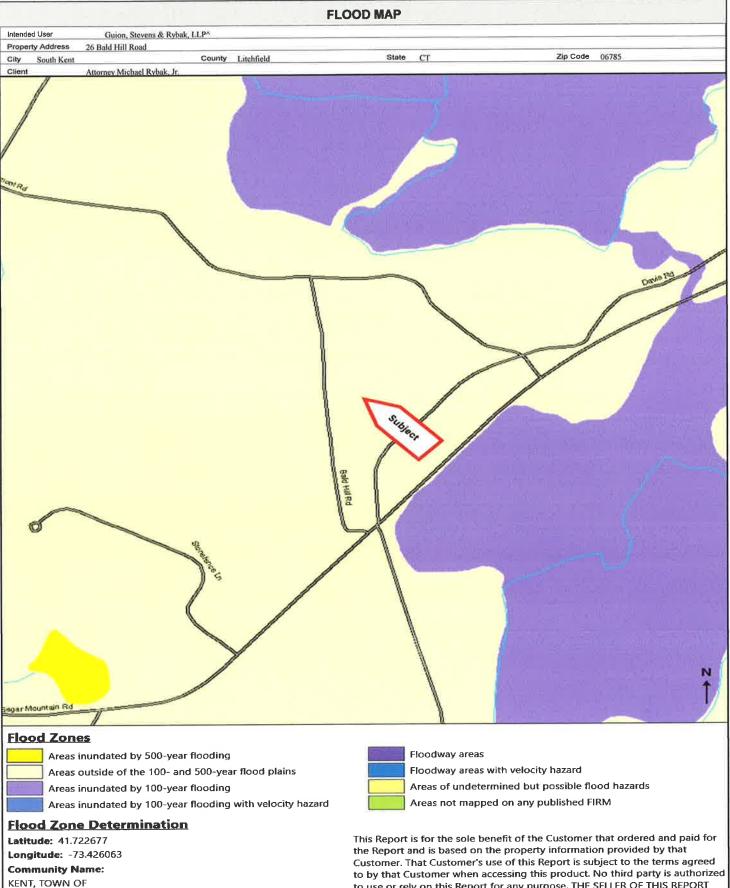
### SALES COMPARISON APPROACH

GIVEN UPDATES AND REMODELING, THE SALES ARE EACH CONSIDERED TO REFLECT COMPARABLE EFFECTIVE AGES, WITH SPECIFIC ADJUSTMENTS BASED ON VIRTUAL TOURS/REALTY PHOTOS AND/OR PRIMARY DATA. PROXIMITIES OF THE SALES TO THE SUBJECT ARE COMMON, GIVEN THE LIMITED ANNUAL SALES AND SPREAD OUT NATURE OF DEVELOPMENT. THE QUALITY OF THE DATA IS DEEMED RELIABLE AND PERTINENT FACTORS HAVE BEEN BRACKETED WITH THE SIX SALES.

Holcombe & Kirkiles #220125 File No. 20041503







This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

Community: 090186

Zone: C

Panel: 0008B FIPS Code: 09005

SFHA (Flood Zone): No

Within 250 ft. of multiple flood zones: No

Map #: 0901860008B

Census Tract: 2661

Panel Date: 03/04/1980

### VOL 150 PRODOS

### WARRANTY DEED STATUTORY FORM

I, ANGELA CASELLI, of 26 Bald Hill Road, Kent, Connecticut 06757, for consideration paid of SIX HUNDRED THOUSAND (\$600,000.00) DOLLARS, grant to MELISSA HOLCOMBE and PETER KIRKILES, of 190 Garfield Placed Apt. 4E Brooklyn, New York 11215, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP with WARRANTY COVENANTS, a certain piece or parcel of land known as 26 Bald Hill Road, Kent, Connecticut and more particularly bounded and described as follows:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situated on the northerly side of Davis Road, so-called, in the Town of Kent, County of Litchfield and State of Connecticut, shown and designated as Lot 2, 3.952 ± Acres, on a certain survey map entitled "9.300 ± Acres Subdivision Map Prepared for James E. Smith II David Road Kent, Connecticut Scale 1" =50' April 1988" by Robert L. Hock, R.L.S. Revised August 12, 1988, Revised October 3, 1988, which map is recorded in the office of the Town Clerk of the Town of Kent as Map No. 730A and to which map reference is hereby made.

Being the same premises conveyed to Angela Caselli from Rolando R. Villegas by virtue of a Correcting Quit-Claim Deed dated December 29, 2004 and recorded Jan. 4, 2005 in Volume 150 at Page 0003 in the Kent Land Records.

Said premises are conveyed subject to the following:

- 1. Any and all limitations of use imposed by government authority;
- Taxes due to the Town of Kent on the Grand List of October 1, 2003 and thereafter, which taxes the Grantees herein assume and agree to pay.

charle Carolli L.S.

- 3. Riparian, drainage or littoral rights of others; and
- 4. Notes and conditions set forth on the above-referenced survey map no. 730A.

Dated at Kent, Connecticut this 3<sup>rd</sup> day of January, 2005,

Witnessed to both signatures by:

Anthony . DiPontima

Grant Nelson

DOOR, STEVENS & RYBAK
ATTORNEYS AT LAW
RO BOX 338
12 WEST STREET
LITTELD, GT 06723 QUIS

Intended User Guion, Stevens & Rybak, LLP^ Property Address 26 Bald Hill Road Zip Code 06785 State CT City South Kent County Litchfield Attorney Michael Rybak, Jr. Client VOL 150 PRODOG STATE OF CONNECTICUT ) ss: Kent January 3, 2005 COUNTY OF LITCHFIELD Personally Appeared Angela Caselli Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her free around deed before me. Commissioner of the Superior Court Latest mailing address of Grantee; 190 Garfield Placed Apt. 4E Brooklyn, NY 11215 H:\DiPentima\AFD.Real Estate\Caselli\Warranty Deed,wpd Received and Filed In (Arry 4, 2005)
Date 12:23 ombin
Reported in Kent Land Records
Page 15:00 Page Conveyance Tax received Conveyance Tax received AFTCAMEYS AT LAW PO. BOX 398
93 WEST STREET
LITCHREED, CT 66750-034

k	4			SKETCH ADDEN	NDUM	<u> </u>	20041303
Intende	d User ty Address	Guion, Stevens & Rybak 26 Bald Hill Rond	, LLP^				
City	South Kent	Section in the same of the sam	County Litchfield	Sta	tate CT	Zip Code 06	785
Client		Attorney Michael Rybak, Jr.					
		EAF COME	Code Decay FPI,3 2 STOP SHP1 WORK SHP1 WORK SPN1 BARN	Kilchen Style	Heal Type AC Type Total Bedrooms Total Bitims Total Bitims Total Half Balts Total Kra Fixts Total Rooms Total Syte Kitches Syte	States Schools Occupancy Extend Wall 1 Extend Wall 2 Extend Wall 2 Extend Coxed Interior Wall 2 Interior Fir   Interior Fir	Pruperly Location Vision ID: 1036 CO Element Sty a O Model
Til Gross	Cange Finished Poirth Open Enighed Upper Story, Finished Deck, Wood	Bunt Description First Floor Cathedeal Colleg Aut., Expansion Finished Basement, Finished	28 AK	- F	88 0 7 3 2 B B		cation 25 B4 1036 CONSTRU CO
Til Gross Liv / Lease Airea	ished		OB OUTBUILDING & VARD ITEMS(L) / Descript Sub Sub TV IJB Unids Unid Pric 2 5000 t0 WORK L 576 20 f0 BARA L 84 1800	Average	How Water Control 4 Bedrooms	2 Stones Clapboard Gatale/Hyp Asplyf GS/Strip Drywall Harnwrigh Capeet Chi	on 26 BALD HILL RI)  ACCONSTRUCTION DETAIL COS COlonial Off Residential
a[ -2700	390 1	Lving Area 1 1440 0 192	ARD ITEMS(L) / 2 Linds Und Pale 2 5090 (to 576 20 00 576 20 00 576 20 00 84 18 00			큣	Account # 0,0041100  TAUL  Description
£ 336	068 342 342	BUILDING SUB-AREA SURMARY SECTION  LAVING AND FROCK AND EM AVE  1 40 140 180 80 80 80 80 80 80 80 80 80 80 80 80 8	Cost to Care On Comment   XF - BUILDING EXTRA FEATURES(B)	Frend Factor Scondition Condition Condition Factor Condition Cons Sect Bonk Cons Sect Bonk Cons Sect Bonk Misc Imp Our Misc Imp Our Comment Cost to Cure Our	Year Bull Effective Year Bull Depreciation Cade Remodal Rating Year Remodered Depreciation % Functional Obsol Extranal Obsol	Parcel Id  Adjust Type Code Oxido Fi Condo How Code COST III	CONSTRI
	· M N U		EXTRAFEAT % Gd Grag 89 C 88 C 88 A	ld Treat Conviced	en de la companya de	CONDO DATA CONTE DESCRIPTION OF THE MARKET VALUE	Main B 1922-17 Bing # 1  CONSTRUCTION DETAIL (CONTINUED)  Element Od Description
	24.88	Undepre		3778, 3000	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	IB O	THE 231 W Fling # DETAIL (CONTINUE Description
426 147	4,777 4,777 134,295 4,274	E Value 181.018 1.006 24.136 45.151	Agg: V 8,900 14,700 19,600 2,300			And To	
					- 11	f	Skip Name Stes # 1 of
						ē.	•
				4		+	Can # 1 at
					ž.	•	
				4	927	+	ale üse (0) nit Dale 448770
ACT OF THE				>			State Use 101 Print Date 4/6/2020 4/25:29 PM
			arks y				

			PHOTO	GRAPH ADDE	MUG		
Intende	ed User	Guion, Stevens & Rybak, LLP^					
Proper	rty Address	26 Bald Hill Road					
City	South Kent	County	Litchfield	State	CT	Zip Code	06785
Client		Attorney Michael Rybak, Ir					



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

#### 



### **COMPARABLE #1**

25 Brown Road South Kent, CT 06785

 Price
 \$560,000

 Price/SF
 227.27

 Date
 01/16/2020

 Age
 YB 1996/Renov

 Room Count
 8-4-2F1H

 Living Area
 2,464

Value Indication \$569,000



### **COMPARABLE #2**

28 Studio Hill Road Kent, CT 06757

 Price
 \$635,000

 Price/SF
 267.82

 Date
 09/28/2018

 Age
 YB 1949/Updated

 Room Count
 7-3-2F1H

 Living Area
 2,371

 Value Indication
 \$602,500



### **COMPARABLE #3**

39 Stone Fences Lane South Kent, CT 06785

 Price
 \$440,000

 Price/SF
 182.72

 Date
 09/23/2019

 Age
 YB 1999/Updates

 Room Count
 8-4-2F1H

 Living Area
 2,408

Value Indication \$573,000

# PHOTOGRAPH ADDENDUM Intended User Guion, Stevens & Rybak, LLP^ Property Address 26 Bald Hill Road City South Kent County Litchfield State CT Zip Code 06785



### **COMPARABLE #4**

13 Granite Road New Milford, CT 06776

 Price
 \$650,000

 Price/SF
 143,61

 Date
 01/15/2020

 Age
 YB 2001

 Room Count
 8-4-3F1H

 Living Area
 4,526

Value Indication \$582,500



### **COMPARABLE #5**

1 Bobcat Lane Warren, CT 06754

 Price
 \$560,000

 Price/SF
 206.49

 Date
 03/04/2020

 Age
 YB 1990/Renov

 Room Count
 7-3-2FIH

 Living Area
 2,712

Value Indication \$572,500



### **COMPARABLE #6**

8 Bobcat Lane Warren, CT 06754

 Price
 \$599,000

 Price/SF
 155.58

 Date
 11/04/2019

 Age
 YB 2009

 Room Count
 9-4-3F1H

 Living Area
 3,850

Value Indication \$563,500

### 

Client Attorney Michael Rybak, Jr.





Kitchen



Living Room



FBA Rec Room



Powder Room



View

		РНОТО	OGRAPH ADDEND	UM		
Intended User	Guion, Stevens & Rybak, LLP	^				
Property Address	26 Bald Hill Road					
City South Ker	nt County	Litchfield	State	СТ	Zip Code	06785
Client	Attorney Michael Rybak, Jr.					



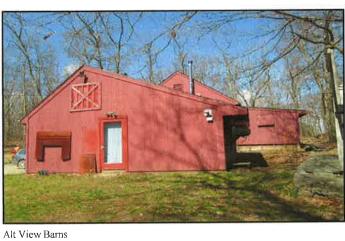


Front/Side Elevation





Side View





Barn/Studio

Barns

# **USPAP** Compliance Addendum

Holcombe & Kirkiles #220125 File No. 20041503

Borrower/Client Guion, Stevens & Rybak, LLP^	
Property Address 26 Bald Hill Road County Litchfield	State CT Zip Code 06785
City South Kent County Litchfield  Lender/Client Attorney Michael Rybak, Jr.	C) 25 0440 10703
Economical Allomes Michael Kyoan, Jr.	
APPRAISAL AND REPORT IDENTIFICATION	
This Appraisal Report is one of the following types:	
	Superior Description of HODAD Characterist Date 2 (%)
	hts of the Appraisal Report option of USPAP Standards Rule 2-2(a).
	nts of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The This is a Restricted Appraisal Report and the rationale for how the appraiser arrived
	not be understood properly without the additional information in the appraiser's workfile.
at the opinions and condustons section in the reporting y	io, de dinaciona proporty maiori de distanti in incommento de la persona de la commenta del commenta de la commenta de la commenta del commenta de la commenta del commenta de la commenta de la commenta del commenta de la commenta del comme
ADDITIONAL CERTIFICATIONS	
I certify that, to the best of my knowledge and belief:	
The statements of fact contained in this report are true and correct.	
<ul> <li>The report analyses, opinions, and conclusions are limited only by the reported opinions, and conclusions,</li> </ul>	assumptions and are my personal, impartial, and unbiased professional analyses,
<ul> <li>I have no (or the specified) present or prospective interest in the property that is t parties involved.</li> </ul>	he subject of this report and no (or specified) personal interest with respect to the
* I have no bias with respect to the property that is the subject of this report of	r the parties involved with this assignment.
* My engagement in this assignment was not contingent upon developing or reporti	ng predetermined results.
"My compensation for completing this assignment is not contingent upon the developm of the client, the amount of the value opinion, the attainment of a stipulated result, this appraisal.	ent or reporting of a predetermined value or direction in value that favors the cause or the occurrence of a subsequent event directly related to the intended use of
"My analyses, opinions, and conclusions were developed and this report has been p	repared in conformity with the Uniform Standards of Professional Appraisal Practice.
This appraisal report was prepared in accordance with the requirements of	Title XI of FIRREA and any implementing regulations.
PRIOR SERVICES	
X I have NOT performed services, as an appraiser or in any other capacity, regarding the pr	operty that is the subject of the report within the three-year period
immediately preceding acceptance of this assignment.	
I HAVE performed services, as an appraiser or in another capacity, regarding the proper	ty that is the subject of this report within the three-year period immediately
preceding acceptance of this assignment. Those services are described in the comments below.	
PROPERTY INSPECTION	
i have NOT made a personal inspection of the property that is the subject of this report.  X i HAVE made a personal inspection of the property that is the subject of this report.	1
APPRAISAL ASSISTANCE	
Unless otherwise noted, no one provided significant real property appraisal assistance to the person si	gning this certification. If anyone did provide significant assistance, they
are hereby identified along with a summary of the extent of the assistance provided in the report.	
Affirmed.	
ADDITIONAL COMMENTS	
Additional USPAP related issues requiring disclosure and/or any state mandated requirements: App	raiser has not performed professional duties/appraisal services at the subject
property in the past thirty six months prior to engagement of this assignment. The apprais	
Requirements (AIR) and the USPAP standards. The appraiser is solely responsible for pre-	
any third party influence or attempt to influence the development, reporting, result, nor review	v of the appraisal. I am currently licensed or certified in the State of CT, the
state in which the subject is located, and there have been no sanctions against me for any reas	on which would impair or impede my ability to perform appraisals.
MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY	
	market conditions pertinent to the appraisal assignment.
X A reasonable exposure time for the subject property is 90-120 day(s).	
APPRAISER	SUPERVISORY APPRAISER (OVLY IF REQUIRED)
Signature Quin E. Wich	Stanton WAHL
	Signature All Marie Mari
Name Dawn E. Wicks	Name Bruce Hunty MAI  Date of Signature 04/22/2020
Date of Signature	State Certification # RCG0000297
or State License #	or State License #
State CT	State CT
Expiration Date of Certification or License 04/30/2020	Expiration Date of Certification or License 04/30/2020
	Supervisory Appraiser Inspection of Subject Property:
Effective Date of Appraisal 04/15/2020	Did Not X Exterior-only from Street Interior and Exterior

# Dawn E. Wicks Appraisals, LLC

123 Brynmoor Court Goshen, CT 06756 Office: 860.491.9200 Email: wilkesau@optonline.net

# REAL TIME STATUS:

Certified Residential Appraiser, State of Connecticut

Actively engaged in full time residential real estate appraisal practice. Independent contractor, managing and servicing client accounts, consulting, and processing residential appraisal orders from cottages to castles. Approved Appraiser with State of Connecticut, Department of Transportation.

PROFESSIONAL EXPERIENCE:

1991 to Present: Full time realty appraisal practice from my home office, covering northwestern Connecticut. Primary clients include lending institutions, attorneys, realty agents, and Litchfield Superior Court. Long-standing affiliations as a sub-contractor with multiple Connecticut based appraisal firms. Testimony in the Superior Courts of Connecticut.

1986 to 1991: Fee Appraiser/Administrative Staffer with Petrini, Kleis and Associates, Inc. of Danbury, CT. Responsible for monitoring the appraisal process - data review, recruitment, servicing, office administration and staff supervision.

EDUCATION:

BBA, WCSU, Danbury, Connecticut, 1986 - concentration in Human Resource Management Completed requisite coursework and testing for State of Connecticut Certification Seminars, workshops, and continuing education, including:

Narrative Report Writing

The Appraiser as an Expert Court Witness

The Foreclosure Process

Real Estate Law

Appraisal Law and Standards

The New Construction Niche

Owning, Selling and Appraising Older Homes

Appraising Unique, Expensive, and Trophy Homes

I subscribe to local Multiple Listing Service & conduct municipal records review for each assignment.

### PERSONAL:

Co-Chairperson, Goshen Business Circle, Member since 2016, Team-leader 2018 Goshen CT Housing Trust, Board of Directors since 2019 Treasurer, Northwestern Connecticut Dog Club (NCDC) since 2011 AKC SCWK Trial Secretary, NCDC, since 2018 Ongoing dog training including Canine Nosework, K9 Agility, Obedience & Rally venues, CGC

References and Fee Structure Available Upon Request

STATE OF CONNECTICUT + DEPARTMENT OF CONSUMER PROTECTION
Be it known that

# **DAWN E WICKS**

has been certified by the Department of Consumer Protection as a licensed

# CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

License # RCR.0000800

Effective: 05/01/2019

Expiration: 04/30/2020

Mikelle Soull

STATE OF CONNECTICUT 

DEPARTMENT OF CONSUMER PROTECTION
Be it known that

# R BRUCE HUNTER

has been certified by the Department of Consumer Protection as a licensed

# CERTIFIED GENERAL REAL ESTATE APPRAISER

License # RCG.0000297

Effective: 05/01/2019

Expiration: 04/30/2020

Michalle Sessuli Commissioner

# QUALIFICATIONS OF THE APPRAISER

### R. BRUCE HUNTER, MAI

### **Professional Affiliations**

MAI member. Appraisal Institute
Connecticut - Certified General Real Estate Appraiser - License No. 297 Expiration Date 4/30/20
CT Certified Revaluation Supervisor (all real property types) #824, Expiration Date 4/30/23
Qualified as an expert witness before the Federal Court and the courts of the State of Conn.
Past President and on Board of Directors of the Connecticut Chapter of the Appraisal Institute
Instructor for the Appraisal Institute, teaching Income Property Valuation, the National Uniform
Standards of Professional Practice (USPAP) course, and other seminars

### Education

The American College:	1005
Master of Science of Financial Services	1985
Chartered Financial Consultant (ChFC)	1982
Charles de l'indicat Constitut (CLI)	1979
Chartered Life Underwriter (CLU)	1777
Colgate University: B.A. Economics and Social Relations	1976

### Appraisal Institute

The Appraisal Institute is the result of the January 1, 1991, unification of the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers. Completed courses that were formerly offered by AIREA and the Society are recognized by the Appraisal Institute.

Successfully completed the following courses:

- Real Estate Appraisal Principles (1A-1)
   Basic Valuation Procedures (1A-2)
- Residential Valuation (8-2)
   Case Studies in Real Estate Valuation (2-1)
- Standards of Professional Practice (SPPA & SPPB)
   And numerous other seminars
- Valuation Analysis and Report Writing (2-2)
- Capitalization Theory and Techniques (1B-1 & 1B-2)

### Work Experience

March 1984 to Present	Real Estate Appraiser and Principal of Hunter Associates, LLC. Complete narrative appraisal reports of income-producing properties, including commercial, office, and industrial buildings as well as valuation of special-purpose and residential properties. Also, complete narrative reports concerning marketability and feasibility studies; highest and best use studies; and acquisition, condemnation, estate, easement, and foreclosure valuations. Other services rendered include counseling, assessment appeals, neighborhood impact studies, appraisal review, and leasehold analyses. Formerly with Edward F. Heberger & Associates, Inc. (through August, 1995)
11/82 - 3/84	Customer Service Analyst, Marketing Department, CIGNA Corp. Conducted marketing research and enhanced system for Field Office and Senior Management, with recommendations for product development, marketing, and sales.
0.076 10.00	Asset Hartford Branch Office, CIGNA Corp.

3/76 - 10/82 Agent, Hartford Branch Office, CIGNA Corp.

Comprehensive financial planning for closely held businesses and professional clients applying advanced estate planning, business planning, and income tax planning techniques.

HUNTER ASSOCIATES, LLC

### Hunter Associates, LLC Real Estate Appraisers and Consultants 772 FARMINGTON AVENUE FARMINGTON, CONNECTICUT 06032

Phone: (860) 677-9646 email: bruceh@hunterllc.com

# List of Property Types Appraised by R. Bruce Hunter, MA1:

- "As Is As Complete" Analyses
- Affordable Housing Developments
- Age Restricted Housing
- Agricultural Properties
- Apartments / Multi-family housing
- Auto Salvage Yards
- Automobile Dealerships
- Banks
- Banquet Facilities
- Bed & Breakfast Properties
- Bus Stations
- Car Wash Facilities
- Churches / Worship Facilities
- Closed Corporate HQ
- Cold Storage Facilities
- Commercial/Retail Properties
- Community Shopping Centers
- Condominium Developments
- · Conservation Gift Valuations
- · Convenience Stores
- Conversion of Apartments and Industrial
- Buildings to Condominium Ownership
- Country Estate-Type Properties
- Country Inns
- Courthouse Properties
- Dams & Reservoir Bottoms
- Day Care Centers
- Development Rights
- Dockominiums/Marinas
- Easement Valuations
- Elderly Apartments/Condominiums
- Fair Grounds
- Farm Land
- Fast Food Restaurants
- Flood Plain and Pond Bottom Properties
- Fraternal Halls / Clubs
- Gasoline Stations
- · Golf Driving Ranges
- Greenhouses
- · Historic Properties
- Horse Barns / Stables
- Hospitals

- Industrial Milts
- Industrial Properties
- Land Leases
- Landfills
- Large Acreage Parcels
- Leasehold Estates
- Lumber Yards
- · Marinas / Boat Yards
- · Medical, Industrial, Office Condos
- Mini Storage Facilities
- Mobile Home Parks
- Motel / Hotels
- Municipal Properties
- · Neighborhood Impact Studies
- Nursery Farms
- Office Properties
- · Polo Grounds
- Railroad right-of-ways
- Private and Public School Facilities
- Prospective Valuations
- Reservoirs
- · Residential Subdivisions
- Restaurants
- Retrospective Valuations
- Riparian Land / Rights
- Rooming Houses
- Sand and Gravet Pits / Rock Quarries
- Senior Housing Developments
- Special Purpose Properties
- Sports and Health Clubs
- Tank Farms
- Theaters
- · Truck Stops
- Truck Terminals
- · Veterinarian Clinics
- · Waterfront Properties
- Wetlands
- · YMCA Buildings
- One Property appraised included: 47 parcels 1,400 acres; 2 Commercial Buildings; 1 Industrial Building

HUNTER ASSOCIATES, LLC





# **APPRAISAL REPORT**

OF THE REAL PROPERTY LOCATED AT

2 Bald Hill Road South Kent, CT 06785

for

Attorney Michael Rybak, Jr. c/o Guion, Stevens & Rybak, LLP PO Box 338 Litchfield, CT 06759

as of

04/15/2020

Ьу

Dawn E. Wicks and R. Bruce Hunter, MAI

HARRIS #220125 File # 20041505

		connect in to wanted the	with on	e and adequately	supported on	inion of the most	of waters	of the subject -	property
$\vdash$	The purpose of this summary appraisal	report is to provide the client	with an accurat				or Amine (		(A)
	Property Address 2 Bald Hill Road			City South Ken	92	State CT		Zip Code 0678	)
	Owner Matthew L. Harris and Bonnie Harris	Inter	nded User Guio	n, Stevens & Rybak, L	Tbv	County Litch	ntield		
	Legal Description Kent: rec v184, p377, rec 4/	3/2017.							
s	Assessor's Parcel # 10/23/4, Vision ID: 1039, A	secount #00007700		Tax Year 2018		R. E. Taxes	\$5,141.94		
լ	Neighborhood Name Segar Mtn/Bald Hill/S	South Kent		Map Reference S	Survey	Ce	ensus Tract	2661	
В			essments \$n/a		PUD	HOA \$n/a		per year	per month
E	Property Rights Appraised X Fee Simple	e Leasehold	Other (describe)			1000			
c	Intended Use: Asset valuation regarding impact,		r proximity. See narr	rative.					
T	Client Attorney Michael Rybak, Jr.			ssociates, LLC, 772 Fa	rmington Avenue	Farmington, CT 060	32		
	Is the subject property currently offered for							Yes X No	,
				2.50 Months prior 1	and antique	2. 2.5 appr	- NO.	1,10	
	Report data source(s) used, offering price	(s), and date(s). smartMLS.co	m						
-			unhan to C	Exertise the con-	ulto of the	reie of the same	for sel-	or why the encli	reie was not
С		tract for sale for the subject po	urchase transaction	n. ⊨xplain the resu	uits of the analy	yous or the contract	ror sale (	wny the analy	100 SEW die
ŏ	performed.								
N									
T	Contract Price \$ Date of Contra	ct Is the pro	perty seller the or	wner of public reco	rd? Yes	No Data	Source(s)		
R	Is there any financial assistance (loan cha	arges, sale concessions, gift of	or downpayment a	assistance, etc.) to	be paid by a	any party on beha	alf of the	client? Ye	s No
A	If Yes, report the total dollar amount and								
C	and and								
Т									
	Nata Bass and the social assures	tion of the neighborhan	d are not anno	nisal factors					
	Note: Race and the racial composi		0.00172-0.0	APPENDING STATE		One-Unit Ho	uslee	Percent Lan	nd Use %
N	Neighborhood Characteristics	7 7	One-Unit Hou	The second second	Destrate:				
E	Location Urban X Suburban	Rural Property Values	Increasing	X Stable	Declining	PRICE	AGE	One-Unit	40,0 %
1	Built-Up Over 75% X 25-75%	Under 25% Demand/Supply	Shortage	X In Balance	Over Supply	\$(000)	(yrs)	2-4 Unit	1.0 %
G	Growth Rapid X Stable	Slow Marketing Time	Under 3 mths	X 3-6 mths	Over 6 mths	165 Low	- 5	Multi-Family	%
벌	Neighborhood Boundaries NORTH OF NE	W MILFORD, WEST OF W	ARREN, SOUTH	H OF CARTER RO	OAD	3,500 High	250	Commercial	1.0 %
B	& EAST OF RTE 7. *** See Additional Co					450 Pred.	45	Other	58.0 %
O R	Neighborhood Description OTHER LAND		t the end of the r	oadway enhances	privacy and ou	iet enjoyment of	he proper	ty. The	
H	neighborhood offers convenient access to s								
0	Alternately, this part of Litchfield County	e attractive to accord by	huuare drawn for	m the New York -	etropolitan era	n +++ Son Addit	ional Con	ments ***	
ō									d
D	Market Conditions (including support for								u
	within 6 months of the appraisal, although	sales have been considered for	rom early 2019 d	ue to limited truly	similar closed	data in this mark	et ···· S	ee Additional	
_	Comments ***								
	Dimensions Refer to deed and survey or tax map		Area 3.89 Acres		Shape Irregul	ar	View W	ater,Nbrhd	
	Specific Zoning Classification Residential	Zo	oning Description	Residential, single fam	nily 2 acres minim	um			
	Zoning Compliance X Legal	Legal Nonconforming (Grandfath	nered Use)	No Zoning	Illegal (	describe)			
	Is the highest and best use of the subject prop			cifications) the prese	ent use? X Y	es No If I	No, describ	0	
	Highest and best use is as is, with consideration of n								
	Utilities Public Other (describe)		ublic Other (d	lescribe)	Off-sit	e Improvemen	tsType	Public	Private
S	Electricity X	Water	X We		Street	Asphalt		X	
+		Sanitary Sewer		ntic-typical	Alley	None		1000	
Ė		ALC: UNITED BY		The country of the co	No. 0901860008B		FE	MA Map Date 03/0	04/1980
		es X No FEMA Flood	Zone C	1 1			1 21	Date 03/0	
			A res	No lette	, acadine				
1	Are the utilities and off-site improvements				one land	elc 12 V		If Yes describe	
	Are there any adverse site conditions or	external factors (easements, e	encroachments, er	vironmental condition				If Yes, describe	
	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO	external factors (easements, e	encroachments, er	nvironmental condition	ORDS SEARC	CH OR WALK AL	BOUT SIT	E. Rolling	
	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a	external factors (easements, external factors (easements, external factors) external factors (easements) external facto	encroachments, er DITIONS NOTE: Take across stree	nvironmental condition DAT LAND REC et; light woods len	ORDS SEARC	CH OR WALK AI	BOUT SIT	E. Rolling	
	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO	external factors (easements, or ENVIRONMENTAL CONI mple site utility and views to Traffic flow along the artery	encroachments, er DITIONS NOTE: Take across stree	nvironmental condition  DAT LAND REC  of light woods len  puvers in the mark	ORDS SEARC d privacy. Add et segment. Se	CH OR WALK Alditional road from the Attached Comm	BOUT SIT tage at Da nents.	TE. Rolling vis Road and	
	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a	external factors (easements, external factors (easements, external factors) external factors (easements) external facto	encroachments, er DITIONS NOTE: Take across stree	nvironmental condition DAT LAND REC et; light woods len	ORDS SEARC d privacy. Add et segment. Se	CH OR WALK AI	BOUT SIT	TE. Rolling vis Road and	als/condition
	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.	external factors (easements, of ENVIRONMENTAL CONI	encroachments, er DITIONS NOTE: Take across stree	nvironmental condition  DAT LAND REC  of light woods len  puvers in the mark	ORDS SEARC d privacy. Add et segment. Se	CH OR WALK AS ditional road from se Attached Comm aterials/condition	BOUT SIT tage at Da nents.	TE. Rolling vis Road and	
	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description	external factors (easements, of ENVIRONMENTAL CONI	encroachments, er DITIONS NOTE: lake across stree may deter some!	nvironmental condition  AT LAND REC  at, light woods len buvers in the mark  Exterior Description  Foundation Walls	ORDS SEARC d privacy. Add et segment. So n m	CH OR WALK AI ditional road fron ee Attached Comm aterials/condition	BOUT SIT tage at Da nents. Interior	TE. Rolling vis Road and materia	od
	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Un # of Stories 1.75	external factors (easements, of RENVIRONMENTAL CONI	encroachments, er DITIONS NOTE lake across stree may deter some	nvironmental condition  AT LAND REC  at, light woods len  buvers in the mark  Exterior Description  Foundation Walls  Exterior Walls	d privacy Added segment. See m m Concrete/Avg	CH OR WALK AI ditional road fron ee Attached Comm aterials/condition	BOUT SIT tage at Da nents. Interior Floors	rE. Rolling vis Road and materia Wood,Mbl/Go Shtrck,Plstr,W	ood 'd/Gd
	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Un # of Stories 1.75  Type X Det. Att. S-Det/End Un	external factors (easements, of RENVIRONMENTAL CONI	encroachments, er DITIONS NOTE lake across stree may deter some Crawl Space Partial Basement 1,064 sq. ft.	nvironmental condition  AT LAND REC  at, light woods len  buvers in the mark  Exterior Description  Foundation Walls  Exterior Walls	d privacy Addet segment, Standard Markette Marke	CH OR WALK AI ditional road from the Attached Communicated Communicate	tage at Da nents. Interior Floors Walls	re. Rolling vis Road and  materia  Wood,Mbl/Go Shtrck,Plstr,Wsh Wd/Ay	ood 'd/Gd
	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Un# of Stories 1.75  Type X Det. Att. S-Det/End UnX Existing Proposed Under Con	external factors (easements, of RENVIRONMENTAL CONI	encroachments, er DITIONS NOTE Lake across stree may deter some Crawl Space Partial Basement 1,064 sq. ft. n/a %	avironmental condition  AT LAND REC  at, light woods len  avvers in the mark  Exterior Description  Foundation Walls  Exterior Walls  Roof Surface  Gutters & Downspo	d privacy. Additional	CH OR WALK AI ditional road from the Attached Commaterials/condition	tage at Danents. Interior Floors Walls Trim/Finis	re. Rolling wis Road and  materia  Wood,Mbl/Go Shtrck,Plstr,W sh Wd/Av r Wd,Til	ood 'd/Gd g Qual e/Good
	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Un # of Stories 1.75  Type X Det. Att. S-Det/End Un X Existing Proposed Under Con Design (Style) Cape Cod	external factors (easements, of RENVIRONMENTAL CONI	croachments, er DITIONS NOTE Lake across stree may deter some Crawl Space Partial Basement 1,064 sq. ft. 1/2 % Sump Pump	nvironmental condition  AT LAND REC  at, light woods len  nvers in the mark  Exterior Description  Foundation Walls  Exterior Walls  Roof Surface  Gutters & Downspo	d privacy. Additional designment. Str.  Concrete/Avg Wood Shingle/Avg Asph Shng/Avg outs Alumin DblHung,FrDoors	CH OR WALK AI ditional road from the Attached Commaterials/condition	BOUT SIT tage at Da nents. Interior Floors Walls Trim/Finis Bath Floo Bath Wain	materia Wood,Mbl/Go Shtrck,Plstr,W sh Wd/Av r Wd,Til	ood 'd/Gd g Qual e/Good
	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NOI topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Un# of Storles 1.75  Type X Det. Att. S-Det/End Un X Existing Proposed Under Con Design (Style) Cape Cod  Year Built 1932	external factors (easements, or RENVIRONMENTAL CONIMPLES SITE Utility and views to Traffic flow along the artery Foundation it X Concrete Slab X Full Basement Area st. Basement Finish X Outside Entry/Exit Evidence of Infestatio	control of the contro	avironmental condition of the condition	d privacy Addet segment. Sten m m Concrete/Avg Wood Shingle/Avg outs Alumin DblHung FrDoors ted Yes	CH OR WALK AI ditional road from the Attached Commaterials/condition	tage at Danents Interior Floors Walls Trim/Finis Bath Floo Bath Wain Car Stora	materia Wood,Mbl/Go Shtrck,Plstr,W Sh Wd/Av r Wd,Til nscot Tile/Go	ood /d/Gd g Qual e/Good ood
	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Un # of Storles 1.75  Type X Det. Att. S-Det/End Un X Existing Proposed Under Con Design (Style) Cape Cod  Year Built 1932  Effective Age (Yrs) 10	external factors (easements, or RENVIRONMENTAL CONIMPLES STEEL AND AND ASSESSED ASSESSED AND ASSESSED ASSESSED AND ASSESSED AND ASSESSED AND ASSESSED ASSESSED AND ASSESSED AND ASSESSED AND ASSESSED AND ASSESSED ASSESSED AND ASSESSED ASSESSE	crawl Space Partial Basement 1,064 sq. ft. Sump Pump n	nvironmental condition of the condition	d privacy Addet segment. Sten m Concrete/Avg  Wood Shingle/Avg Asph Shng/Avg outs Alumin DblHung,FrDoors ted Yes	CH OR WALK AI ditional road from the Attached Compaterials/condition	tage at Danents Interior Floors Walls Trim/Finis Bath Floo Bath Waii Car Stora X Driv	materia Wood,Mbl/Go Shtrck,Plstr,W sh Wd/Av r Wd,Til nscot Tile/Go ge Non eway # of Cars	ood ld/Gd g Qual e/Good ood e s 8
	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Units X One Att. S-Det/End Units X Det. Att. S-Det/End Units X Existing Proposed Under Con Design (Style) Cape Cod Year Built 1932  Effective Age (Yrs) 10  Attic None	external factors (easements, or RENVIRONMENTAL CONIMPLES STEEL AND AND ASSESSED ASSESSED AND ASSESSED ASSESSED AND ASSESSED ASSESSED AND ASSESSED AND ASSESSED AND ASSESSED ASSES	crawl Space Partial Basement 1,064 sq. ft. Sump Pump n ment WBB Radiant	avironmental condition of the condition	d privacy Addet segment. Sen m m Concrete/Avg Wood Shing/Avg outs Alumin DiblHung FrDoors ted Yes Yes	CH OR WALK AI ditional road from e Attached Comp aterials/condition	tage at Daneents Interior Floors Walls Trim/Finis Bath Floo Bath Waii Car Stora X Driv Driveway	wis Road and  materia  Wood,Mbl/Go Shtrck,Plstr,Wd/Av  r Wd/Til nscot Tile/Gr ge Non eway # of Cars Surface Asphalt	ood ld/Gd g Qual e/Good ood ee s 8
	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Units X One Att. S-Det/End Units X Det. Att. S-Det/End Units X Existing Proposed Under Con Design (Style) Cape Cod Year Built 1932  Effective Age (Yrs) 10  Attic None  Drop Stair Stairs	external factors (easements, or RENVIRONMENTAL CONIMPLES STEED IN THE PROPERTY OF THE PROPERTY	crawl Space Partial Basement 1,064 sq. ft. Sump Pump n ment NBB Radiant	avironmental condition of the condition	d privacy Addet segment. Sen m m Concrete/Avg Wood Shingle/Avg Asph Shne/Avg Outs Alumin DblHung FrDoors ted Yes Yes	CH OR WALK AI ditional road from the Attached Commaterials/condition  attached Commaterials/condition  attached Commaterials/condition  attached Commaterials/condition	tage at Danents. Interior Floors Walls Trim/Finis Bath Floo Bath Waii Car Stora X Driv Driveway X Gar	wis Road and  wateria  Wood,Mbl/Go Shtrck,Plstr,W Sh Wd/Av Sh Wd/Til nscot Tile/Go ge Non eway # of Cars Surface Asphalt age # of Cars	ood 'd/Gd g Qual e/Good ood se 8
M	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Un # of Stories 1.75  Type X Det. Att. S-Det/End Un X Existing Proposed Under Con Design (Style) Cape Cod  Year Built 1932  Effective Age (Yrs) 10  Attic None  Drop Stair Stairs  Floor X Scuttle	external factors (easements, or RENVIRONMENTAL CONIMPLES STEEL AND AND ASSESSED ASSESSED AND ASSESSED ASSESSED AND ASSESSED ASSESSED AND ASSESSED AND ASSESSED AND ASSESSED ASS	encroachments, er DITIONS NOTE: lake across stree may deter some  Crawl Space Partial Basement 1,064 sq. ft. n/2 % Sump Pump n ment NBB Radiant Oil	avironmental condition of the condition	d privacy Addet segment. Sen m m Concrete/Avg Wood Shingle/Avg Asph Shng/Avg DbHung FrDoors ted Yes Yes  I F IStn X P	ch OR WALK Alditional road from the Attached Commaterials/condition  to the Attached C	BOUT SIT tage at Danents. Interior Floors Walls Trim/Finis Bath Floo Bath Wain Car Stora X Driveway X Gar	materia  Wood,Mbl/Go Shtrck,Plstr,W sh Wd/Av nscot Tile/Go ge Non eway # of Cars Surface Asphalt age # of Cars port # of Cars	ood 'd/Gd g Qual e/Good ood ee 8 8
M P	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Un # of Stories 1.75  Type X Det. Att. S-Det/End Un X Existing Proposed Under Con Design (Style) Cape Cod  Year Built 1932  Effective Age (Yrs) 10  Attic None  Drop Stair Stairs  Floor X Scuttle  Finished Heated	external factors (easements, of RENVIRONMENTAL CONIMPLES AND INTERPRETATION OF RENVIRONMENTAL CONIMPLES AND	crawl Space Partial Basement 1,064 sq. ft. 1	avironmental condition of the condition	d privacy Addet segment. Sen m m Concrete/Avg Wood Shingle/Avg Asph Shng/Avg DblHung FrDoors ted Yes Yes I F IStn X P X C	ditional road from e Attached Comm aterials/condition	BOUT SIT tage at Danents. Interior Floors Walls Trim/Finis Bath Floo Bath Wall Car Stora X Driveway X Gar Can X Att.	wis Road and  wateria  Wood,Mbl/Go Shtrck,Plstr,W Sh Wd/Av Sh Wd/Til nscot Tile/Go ge Non eway # of Cars Surface Asphalt age # of Cars	ood 'd/Gd g Qual e/Good ood se 8
M	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Un # of Stories 1.75  Type X Det. Att. S-Det/End Un X Existing Proposed Under Con Design (Style) Cape Cod  Year Built 1932  Effective Age (Yrs) 10  Attic None  Drop Stair Stairs  Floor X Scuttle	external factors (easements, of RENVIRONMENTAL CONIMPLES STEED IN THE	encroachments, er DITIONS NOTE: lake across stree may deter some  Crawl Space Partial Basement 1,064 sq. ft. n/2 % Sump Pump n ment NBB Radiant Oil	avironmental condition of the condition	d privacy Addet segment. Stan m m Concrete/Avg Wood Shingle/Avg Asph Shng/Avg Asph Shn	ditional road from ee Attached Commaterials/condition  younged to the control of	BOUT SIT tage at Da nents Interior Floors Walls Trim/Finis Bath Wait Car Stora X Driv Driveway X Gar X Gar X Att. Fan/Hood	materia  Wood,Mbl/Go Shtrck,Plstr,W sh Wd/Av r Wd,Tille/Go ge Non eway # of Cars Surface Asphalt age # of Cars port # of Cars	ood d/d/Gd g Qual e/Good ood ee 8 8 6 2 6 Built-in
MPROV	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Un # of Stories 1.75  Type X Det. Att. S-Det/End Un X Existing Proposed Under Con Design (Style) Cape Cod  Year Built 1932  Effective Age (Yrs) 10  Attic None  Drop Stair Stairs  Floor X Scuttle  Finished Heated	external factors (easements, of RENVIRONMENTAL CONIMPLES AND INTERPRETATION OF RENVIRONMENTAL CONIMPLES AND	crawl Space Partial Basement 1,064 sq. ft. 1	avironmental condition of the condition	d privacy Addet segment. Stan m m Concrete/Avg Wood Shingle/Avg Asph Shng/Avg Asph Shn	ditional road from e Attached Comm aterials/condition	BOUT SIT tage at Da nents Interior Floors Walls Trim/Finis Bath Wait Car Stora X Driv Driveway X Gar X Gar X Att. Fan/Hood	materia  Wood,Mbl/Go Shtrck,Plstr,W sh Wd/Av r Wd,Tille/Go ge Non eway # of Cars Surface Asphalt age # of Cars port # of Cars	ood d/d/Gd g Qual e/Good ood ee 8 8 6 2 6 Built-in
M P R O V E	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Un # of Storles 1.75  Type X Det. Att. S-Det/End Un X Existing Proposed Under Con Design (Style) Cape Cod Year Built 1932  Effective Age (Yrs) 10  Attic None  Orop Stair Stairs  Floor X Scuttle  Finished Heated  Appliances Refrigerator X Range/C	external factors (easements, of RENVIRONMENTAL CONIUMPLE SITE Utility and views to Traffic flow along the artery Foundation it X Concrete Slab X Full Basement Area st Basement Area St Basement Finish X Outside Entry/Exit Evidence of Infestation Dampness Settle Heating X FWA HV Other Fuel Cooling X Central Air Corlindividual oven X Dishwasher Dispersion of Rooms	encroachments, er DITIONS NOTE Lake across stree may deter some  Crawl Space Partial Basement 1,064 sq. ft. n/a % Sump Pump n ment WBB Radiant Oil nditioning Other posat X Microw. 3 Bedrooms	avironmental condition of the condition	d privacy Addet segment. Stan m m Concrete/Avg Wood Shingle/Avg Asph Shng/Avg Outs Alumin DblHung FrDoors ted Yes Yes Vistan F Stan X P Stan X P Stan X Concrete X Other	ditional road from ee Attached Commaterials/condition   voodStove(s)# ence Strwlls orch wPergola other Studio r (describe) Square Feet of Gr	BOUT SIT tage at Da nents Interior Floors Walls Trim/Finis Bath Floo Bath Wait Car Stora X Driv Driveway X Gar X Gar X Att. Fan/Hood	materia  Wood,Mbl/Go Shtrck,Plstr,W sh Wd/Av r Wd,Tille/Go ge Non eway # of Cars Surface Asphalt age # of Cars port # of Cars	ood d/GG g Qual e/Good ood ee s 8 s 2 s Built-in
M P R O V E M	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Unit of Stories 1.75  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Con Design (Style) Cape Cod Year Built 1932  Effective Age (Yrs) 10  Attic None Stairs Floor X Scuttle Finished Proposed Heated Appliances Refrigerator X Range/C Finished area above grade contains:  Additional features (special energy efficies	external factors (easements, or RENVIRONMENTAL CONIMPLE SITE Utility and views to Traffic flow along the artery Foundation it X Concrete Slab X Full Basement Area st. Basement Finish X Outside Entry/Exit Evidence of Infestatio Dampness Settle Heating X FWA HW Other Fuel Cooling X Central Air Conimple Individual Individual Press Other X Dishwasher Disport Transport Cooling X Dishwasher Disport Transport Individual Press Other X Dishwasher Disport Transport Individual Press Other Transport Individual Press Other X Dishwasher Disport Transport Individual Press Other Transport Individual Pre	crawl Space Partial Basement 1,064 sq. ft. n/a % Sump Pump ment WBB Radiant Oil nditioning Other posat X Microw. 3 Bedrooms elements are con	avironmental condition of the mark that is a condition of the	d privacy Addet segment. Stan m m Concrete/Avg Wood Shingle/Avg Asph Shng/Avg Outs Alumin DblHung FrDoors ted Yes Yes Vistan F Stan X P Stan X P Stan X Concrete X Other	ditional road from ee Attached Commaterials/condition   voodStove(s)# ence Strwlls orch wPergola other Studio r (describe) Square Feet of Gr	BOUT SIT tage at Da nents Interior Floors Walls Trim/Finis Bath Floo Bath Wait Car Stora X Driv Driveway X Gar X Gar X Att. Fan/Hood	materia  Wood,Mbl/Go Shtrck,Plstr,W sh Wd/Av r Wd,Tille/Go ge Non eway # of Cars Surface Asphalt age # of Cars port # of Cars	ood d/GG g Qual e/Good ood ee s 8 s 2 s Built-in
MPROVEME	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Un # of Storles 1.75  Type X Det. Att. S-Det/End Un X Existing Proposed Under Con Design (Style) Cape Cod  Year Built 1932  Effective Age (Yrs) 10  Attic None Drop Stair Stairs Floor X Scuttle Finished Heated  Appliances Refrigerator X Range/C  Finished area above grade contains:  Additional features (special energy efficiefireplace Studio over garage could serve	external factors (easements, or RENVIRONMENTAL CONIMPLE SITE Utility and views to Traffic flow along the artery Foundation it X Concrete Slab X Full Basement Area st. Basement Finish X Outside Entry/Exit Evidence of Infestation Dampness Settle Heating X FWA HW Other Fuel Cooling X Central Air Con Individual Other X Dishwasher Dispute X Dispute	Crawl Space Partial Basement 1,064 sq. ft. n/a % Sump Pump n ment WBB Radiant Oil nditioning Other possal X Microw 3 Bedrooms elements are con ated at 240sf, as	avironmental condition of the condition	d privacy Addet segment. St.  n m m  Concrete/Avg Wood Shingle/Avg Asph Shng/Avg Outs Alumin DblHung FrDoors Red Yes Yes  Stan X F St. F St. X Coryer X Other 2,057 Set standards: b	ditional road from the Attached Compaterials/condition  a voodStove(s)# ence Strwlls forch wPergola ther Studio fr (describe) Square Feet of Gruilt-ins and indire	BOUT SIT tage at Danents. Interior Floors Walls Trim/Finis Bath Floo Bath Wait Car Stora X Driveway X Gar Can X Att. Fan/Hood	materia  Wood,Mbl/Go Shtrck,Plstr,W sh Wd/Av or Wd,Til. nscot Tile/Go ge Non eway # of Cars Surface Asphalt age # of Cars port # of Cars port # of Cars go Det.  Area Above Go g, wood-burnin	ood d/GG g Qual e/Good ood ee s 8 s 2 s Built-in
MPROVEMEN	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Units of Stories 1.75  Type X Det. Att. S-Det/End Units X Sexisting Proposed Under Con Design (Style) Cape Cod Year Built 1932  Effective Age (Yrs) 10  Attic None Stairs Stairs Floor X Scuttle Finished Heated Appliances Refrigerator X Range/C Finished area above grade contains:  Additional features (special energy efficie fireplace. Studio over garage could serve Describe the condition of the property of the server in the property of the property	external factors (easements, or RENVIRONMENTAL CONIUMPLE SITE Utility and views to Traffic flow along the artery Foundation it X Concrete Slab X Full Basement Area at Basement Area at Basement Finish X Outside Entry/Exit Evidence of Infestation Dampness Settle Heating X FWA HW Other Fuel Cooling X Central Air Corlindividual Oven X Dishwasher Dispute Transport of Rooms Int. Items, etc.) Materials & as gym or home office, estimulation needed repairs, determined to the state of the st	crawl Space Partial Basement 1,064 sq. ft. 1/4 % Sump Pump MBB Radiant Oil Middloning Other Possal X Microw. 3 Bedrooms 1 Bedrooms 1 Bedrooms 1 Bedrooms 1 Bedrooms 1 Colated at 240sf, as	avironmental condition of the condition	d privacy Addet segment. Stan m Concrete/Avg. Wood Shingle/Avg. Asph Shng/Avg. DiblHung.FrDoors. Red Yes Yes  F I F Sistn X P Sistn X D	ditional road from the Attached Compaterials/condition  woodStove(s)# ence Strwlls orch wPergola bridge Feet of Gr uilt-ins and indire	BOUT SII tage at Da nents. Interior Floors Walls Trim/Finis Bath Floo Bath Wail Car Stora X Driv Driveway X Gar Can X Att. Fan/Hood ross Living eet lightin	wis Road and  wateria  Wood,Mbl/Go Shtrck,Plstr,W Md/Av  r Wd/Til nscot Tile/Gr ge Non eway # of Cars Surface Asphalt age # of Cars port # of Cars Det.  Area Above Gr g, wood-burning	ood d/GG g Qual e/Good ood ie is 8  Built-in
MPROVEMENT	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Unit of Stories 1.75  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Con Design (Style) Cape Cod Year Built 1932  Effective Age (Yrs) 10  Attic None Stairs Stairs  Floor X Scuttle Heated Appliances Refrigerator X Range/C Finished area above grade contains:  Additional features (special energy efficients) Finished area above grade could serve Describe the condition of the property appeal Updates and renovations throughout throughout the condition of the property appeal Updates and renovations throughout through the throughout throughout throughout throughout throughout th	external factors (easements, or RENVIRONMENTAL CONIMPLE SITE Utility and views to Traffic flow along the artery Foundation it X Concrete Slab X Full Basement Area st. Basement Finish X Outside Entry/Exit Evidence of Infestation Dampness Settle Heating X FWA HW Other Fuel Cooling X Central Air Con Individual Ven X Dishwasher Dishwasher St. Materials & San Sym or home office, estimulating needed repairs, detent to the property of the country of the control of the contr	crawl Space Partial Basement 1,064 sq. ft. 1	avironmental condition of the condition	d privacy Addet segment. Stan m Concrete/Avg Wood Shingle/Avg Asph Shng/Avg outs Alumin DiblHung FrDoors ted Yes Yes  # 1 F Stan X P The segment Standards S	ch OR WALK Alditional road from the Attached Compaterials/condition  woodStove(s)# the condition  woodStove(s)# the condition  woodStove(s)# the condition  condition  woodStove(s)# the condi	BOUT SII tage at Da nents. Interior Floors Walls Trim/Finis Bath Floo Bath Wail Car Stora X Driv Driveway X Gar Can X Att. Fan/Hood cet lightin dape with i	wis Road and  wateria  Wood,Mbl/Go Shtrck,Plstr,Wd/Av  r Wd,Til nscot Tile/Gr ge Non eway # of Cars Surface Asphalt age # of Cars port # of C	ood d/GG g Qual e/Good ood ie is 8  Built-in
MPROVEMEN	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Unit of Stories 1.75  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Con Design (Style) Cape Cod Year Built 1932  Effective Age (Yrs) 10  Attic None Stairs Stairs  Floor X Scuttle Heated Appliances Refrigerator X Range/C Finished area above grade contains:  Finished area above grade contains:  Finished area above grade could serve Describe the condition of the property appeal Updates and renovations throughout are known to be necessary. The layout is	external factors (easements, or RENVIRONMENTAL CONIC Managements of RENVIRONMENTAL CONIC Managements or RENVIRONMENTAL CONIC Management or RENVIRONMENTAL CONIC MANAGEMENT OF ROOMS OF	crawl Space Partial Basement 1,064 sq. ft. 1	avironmental condition of the condition	d privacy Addet segment. Stan m m Concrete/Avg Wood Shingle/Avg Asph Shng/Avg Outs Alumin DiblHung FrDoors Red Yes Yes  # 1 F Stan X P Stan X P Stan X Concrete X Other  2,057 Stantant	WoodStove(s)# ence Staville orch wPergola there Studio r(describe) square Feet of Gruilt-ins and indire	BOUT SII tage at Da nents. Interior Floors Walls Trim/Finis Bath Floo Bath Wail Car Stora X Driv Driveway X Gar Can X Att. Fan/Hood cet lightin Cape with i	wis Road and  wateria  Wood,Mbl/Go Shtrck,Plstr,Wd/Av  r Wd,Til nscot Tile/Gr ge Non eway # of Cars Surface Asphalt age # of Cars port # of C	dod d/Gd g Qual e/Good ood ee s 8 Built-in rade g
MPROVEMENT	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Unit of Stories 1.75  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Con Design (Style) Cape Cod Year Built 1932  Effective Age (Yrs) 10  Attic None Drop Stair Stairs Floor X Scuttle Heated Appliances Refrigerator X Range/C Finished area above grade contains: Additional features (special energy efficie Describe the condition of the property (appeal Updates and renovations througher are known to be necessary. The layout is records. An extraordinary assumption per	external factors (easements, or RENVIRONMENTAL CONIC INTERPRETATION AND INTERPRETATION AN	crawl Space Partial Basement 1,064 sq. ft. n/a % Sump Pump n ment N/BB Radiant Oil nditioning Other posal X Microw. 3 Bedrooms elements are collated at 240 sf. as erioration, renovat 7, condition is go tystical or function- the square foote-	avironmental condition of the market of the	d privacy Addet segment. Sen m m Concrete/Avg Wood Shingle/Avg Souts Alumin Dibliumg FrDoors Red Yes Yes  F I F S X C Oryer X Other 2,057 Set standards: b	WoodStove(s)# ence Strwlls orch wPergola there Studio r (describe) Square Feet of Gruilt-ins and indire tect is a vintage C ges forwarded fro om exterior site v cipal records; spa	BOUT SII tage at Da nents. Interior Floors Walls Trim/Finis Bath Floo Bath Wail Car Stora X Driv Driveway X Gar Can X Att. Fan/Hood cet lightin Cape with i	wis Road and  wateria  Wood,Mbl/Go Shtrck,Plstr,Wd/Av  r Wd,Til nscot Tile/Gr ge Non eway # of Cars Surface Asphalt age # of Cars port # of C	dod d/Gd g Qual e/Good ood ee s 8 Built-in rade g
MPROVEMENT	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Unit of Stories 1.75  Type X Det. Att. S-Det/End Unit X Existing Proposed Under Con Design (Style) Cape Cod  Year Built 1932  Effective Age (Yrs) 10  Attic None  Drop Stair Stairs  Floor X Scuttle  Finished Heated  Appliances Refrigerator X Range/C  Finished area above grade contains:  Additional features (special energy efficie fireplace. Studio over garage could serve Describe the condition of the property (appeal Updates and renovations throughed are known to be necessary. The layout is records. An extraordinary assumption perfor clarity. The improvements were not me	external factors (easements, or RENVIRONMENTAL CONIUMPLE SITE Utility and views to Traffic flow along the artery Foundation it X Concrete Slab X Full Basement Area it Basement Area it Basement Finish X Outside Entry/Exit Evidence of Infestation Dampness Settle Heating X FWA HW Other Fuel Cooling X Central Air Con Individual Displayed Area is gym or home office, estimaticular in items, etc.) Materials & as gym or home office, estimaticular including needed repairs, detent per listing from 2016-2017 functional and livable No phatins to the gross living area casured during the site visit.	crawl Space Partial Basement 1,064 sq. ft. 1	avironmental condition of the mark that is a second to the mark that is a	d privacy Addet segment. Sin m Concrete/Avg Wood Shingle/Avg Duts Alumin DblHung FrDoors led Yes Yes  I F S X C ryer X Other 2,057 S et standards: b etc.). The subject of the imagine estimated frelly on the muning area is 2600	WoodStove(s)# ence Strowlls orch wPergola there Studio r (describe) Square Feet of Gruilt-ins and indire ect is a vintage C ges forwarded fro om exterior site v cipal records; spa equ.	BOUT SIT tage at Da nents. Interior Floors Walls Trim/Finis Bath Floo Bath Wain Car Stora X Driv Driveway X Gar Can X Driv Car Can	materia  wis Road and  materia  Wood,Mbl/Go Shtrck,Plstr,W sh Wd/Av r Wd,Til- nscot Tile/Go ge Non eway # of Cars Surface Asphalt age # of Cars port # of Cars port # of Cars port # of Cars port # of Cars No improvements of the cort No improvements of the cars in the car	and defended by the second sec
MPROVEMENT	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Un # of Stories 1.75  Type X Det. Att. S-Det/End Un X Existing Proposed Under Con Design (Style) Cape Cod Year Built 1932  Effective Age (Yrs) 10  Attic None Stairs Stairs Floor X Scuttle Finished Heated Appliances Refrigerator X Range/C Finished area above grade contains: Additional features (special energy efficiency Describe the condition of the property (appeal Updates and renovations throughed are known to be necessary. The layout is are known to be necessary. The layout is for clarity. The improvements were not make there any physical deficiencies or additional returns any physical deficiencies or additional serve any physical defic	external factors (easements, external factors) (easements, external factors) (easements, external factors) (easements) (external factors) (externa	crawl Space Partial Basement 1,064 sq. ft. Sump Pump n ment NBB Radiant Oil nditioning Other posal X Microw. 3 Bedrooms elements are cou ated at 240 sf, as erioration, renovat 7, condition is go yes a square foot the square foot element square foot element square foot former listing the	avironmental condition of the mark that is a second to the mark that is a	d privacy Addet segment Standards May Added Additional Addition	WoodStove(s)# ence Stable ence Stable orch wPergola other Studio r (describe) Square Feet of Gr uilt-ins and indire ect is a vintage C ges forwarded fro orm exterior site v cipal records; spa osqft.	BOUT SIT tage at Danents. Interior Floors Walls Trim/Finis Bath Floo Bath Ploo Driveway X Gar Can Stora X Driv Driveway X Gar I X Att. Fan/Hood coss Living cet lightin m owners. Visit, owners Visit, owners Visit owners	materia  Wood,Mbl/Go Shtrck,Plstr,W Sh Wd/Av r Wd,Til nscot Tile/Go ge Non eway # of Cars Surface Asphalt age # of Cars port # of Cars port # of Cars port # of Cars the Cars	ood d/GG g Qual e/Good ood ee s 8 s 2 s Built-in rade g
MPROVEMENT	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Unit of Stories 1.75  Type X Det. Att. S-Det/End Unit	external factors (easements, external factors) (easements, external factors) (easements, external factors) (easements) (external factors) (externa	controachments, er  DITIONS NOTE:  Lake across stree may deter some.  Crawl Space  Partial Basement  1,064 sq. ft.  n/a %  Sump Pump  ment  NBB Radiant  Oil  oditioning  Other posal X Microw.  3 Bedrooms  elements are contacted at 240sf, as erioration, renovat 7, condition is go nysical or function the square foote [Former listing if the livability, sounder installation in terms.	avironmental condition of the same are calculations, remodeling, and calculations, remodeling, and calculations, remodeling, and calculations remodeling, and cal	d privacy Addet seament. St.  n m m  Concrete/Avg. Wood Shingle/Avg. Asph Shng/Avg. DiblHung FrDoors. Red Yes  Yes  I F F St. X Coryer X Other. 2,057 Set standards: b  etc.). The subject of the imaging area is 2600 integrity of the ubject. The live	WoodStove(s)# ence Stable ence Stable orch wPergola other Studio r (describe) Square Feet of Gr uilt-ins and indire ect is a vintage C ges forwarded fro orm exterior site v cipal records; spa osqft.	BOUT SIT tage at Danents. Interior Floors Walls Trim/Finis Bath Floo Bath Ploo Driveway X Gar Can Stora X Driv Driveway X Gar I X Att. Fan/Hood coss Living cet lightin m owners. Visit, owners Visit, owners Visit owners	materia  Wood,Mbl/Go Shtrck,Plstr,W Sh Wd/Av r Wd,Til nscot Tile/Go ge Non eway # of Cars Surface Asphalt age # of Cars port # of Cars port # of Cars port # of Cars the Cars	ood d/GG g Qual e/Good ood ee s 8 s 2 s Built-in rade g
MPROVEMENT	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Un # of Stories 1.75  Type X Det. Att. S-Det/End Un X Existing Proposed Under Con Design (Style) Cape Cod Year Built 1932  Effective Age (Yrs) 10  Attic None Stairs Stairs Floor X Scuttle Finished Heated Appliances Refrigerator X Range/C Finished area above grade contains: Additional features (special energy efficiency Describe the condition of the property (appeal Updates and renovations throughed are known to be necessary. The layout is are known to be necessary. The layout is for clarity. The improvements were not make there any physical deficiencies or additional returns any physical deficiencies or additional serve any physical defic	external factors (easements, external factors) (easements, external factors) (easements, external factors) (easements) (external factors) (externa	controachments, er  DITIONS NOTE:  Lake across stree may deter some.  Crawl Space  Partial Basement  1,064 sq. ft.  n/a %  Sump Pump  ment  NBB Radiant  Oil  oditioning  Other posal X Microw.  3 Bedrooms  elements are contacted at 240sf, as erioration, renovat 7, condition is go nysical or function the square foote [Former listing if the livability, sounder installation in terms.	avironmental condition of the same are calculations, remodeling, and calculations, remodeling, and calculations remodeling, and calc	d privacy Addet seament. St.  n m m  Concrete/Avg. Wood Shingle/Avg. Asph Shng/Avg. DiblHung FrDoors. Red Yes  Yes  I F F St. X Coryer X Other. 2,057 Set standards: b  etc.). The subject of the imaging area is 2600 integrity of the ubject. The live	WoodStove(s)# ence Stable ence Stable orch wPergola other Studio r (describe) Square Feet of Gr uilt-ins and indire ect is a vintage C ges forwarded fro orm exterior site v cipal records; spa osqft.	BOUT SIT tage at Danents. Interior Floors Walls Trim/Finis Bath Floo Bath Ploo Driveway X Gar Can Stora X Driv Driveway X Gar I X Att. Fan/Hood coss Living cet lightin m owners. visit, owners visit, owners visit owners	materia  Wood,Mbl/Go Shtrck,Plstr,W Sh Wd/Av r Wd,Til nscot Tile/Go ge Non eway # of Cars Surface Asphalt age # of Cars port # of Cars port # of Cars port # of Cars the Cars	ood d/GG g Qual e/Good ood ee s 8 s 2 s Built-in rade g
MPROVEMENT	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Unit of Stories 1.75  Type X Det. Att. S-Det/End Unit	external factors (easements, external factors) (easements, external factors) (easements, external factors) (easements) (external factors) (externa	controachments, er  DITIONS NOTE:  Lake across stree may deter some.  Crawl Space  Partial Basement  1,064 sq. ft.  n/a %  Sump Pump  ment  NBB Radiant  Oil  oditioning  Other posal X Microw.  3 Bedrooms  elements are contacted at 240sf, as erioration, renovat 7, condition is go nysical or function the square foote [Former listing if the livability, sounder installation in terms.	avironmental condition of the same are calculations, remodeling, and calculations, remodeling, and calculations remodeling, and calc	d privacy Addet seament. St.  n m m  Concrete/Avg. Wood Shingle/Avg. Asph Shng/Avg. DiblHung FrDoors. Red Yes  Yes  I F F St. X Coryer X Other. 2,057 Set standards: b  etc.). The subject of the imaging area is 2600 integrity of the ubject. The live	WoodStove(s)# ence Stable ence Stable orch wPergola other Studio r (describe) Square Feet of Gr uilt-ins and indire ect is a vintage C ges forwarded fro orm exterior site v cipal records; spa osqft.	BOUT SIT tage at Danents. Interior Floors Walls Trim/Finis Bath Floo Bath Ploo Driveway X Gar Can Stora X Driv Driveway X Gar I X Att. Fan/Hood coss Living cet lightin m owners. visit, owners visit, owners visit owners	materia  Wood,Mbl/Go Shtrck,Plstr,W Sh Wd/Av r Wd,Til nscot Tile/Go ge Non eway # of Cars Surface Asphalt age # of Cars port # of Cars port # of Cars port # of Cars the Cars	ood d/GG g Qual e/Good ood ee s 8 s 2 s Built-in rade g
MPROVEMENT	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Unit of Stories 1.75  Type X Det. Att. S-Det/End Unit	external factors (easements, or R ENVIRONMENTAL CONIC PRODUCT OF RESERVED IN THE PRODUCT OF RESERVED I	concroachments, er CITIONS NOTE: Lake across stree may deter some.  Crawl Space Partial Basement 1,064 sq. ft. n/a % Sump Pump  ment NBB Radiant Oil nditioning Oither posal X Microw. 3 Bedrooms elements are contacted at 240sf, as erioration, renovat 7, condition is go systical or functio the square footig for livability, soundness	avironmental condition of the same state of the	d privacy Addet segment. St.  n m Concrete/Avg Wood Shingle/Avg Asph Shng/Avg Outs Alumin DiblHung FrDoors Red Yes Yes  F I F I F F SiStn X Other 2,057 Set standards: b etc.). The subject of the imagine estimated freshy on the muning area is 2600 integrity of the jubject. The live of the live of the imagine estimated freshy on the muning area is 2600 integrity of the jubject. The live of	ch OR WALK Alditional road from the Attached Compaterials/condition  woodStove(s)# ence Sinwils forch wPergola ther Studio forch wPergola ther Studio forch will-ins and indire forcet is a vintage Compaterials forcet is a vintage Compaterial forc	BOUT SIT tage at Danents. Interior Floors Walls Bath Floo Bath Wait Car Stora X Driveway X Gar X Att. Fan/Hood cost Living cet lightin cape with movers. Visit, owners. Visit, owners. Visit, owners. Visit, owners.	materia  Wood,Mbl/Go Shtrck,Plstr,W Sh Wd/Av r Wd,Til nscot Tile/Go ge Non eway # of Cars Surface Asphalt age # of Cars port # of Cars port # of Cars port # of Cars the Cars	ood d/Gd g Qual e/Good ood ee s 8 s 2 s Built-in rade g
MPROVEMENT	Are there any adverse site conditions or NO ADVERSE EASEMENTS, USES NO topography around improvements affords a Segar Mountain Road, aka CT Route 341.  General Description  Units X One One with Accessory Units of Stories 1.75  Type X Det. Att. S-Det/End Units Design (Style) Cape Cod  Year Built 1932  Effective Age (Yrs) 10  Attic None  Drop Stair Stairs  Floor X Scuttle  Finished Heated  Appliances Refrigerator X Range/CFinished area above grade contains:  Additional features (special energy efficient fireplace. Studio over garage could serve Describe the condition of the property of appeal. Updates and renovations throughed are known to be necessary. The layout is records. An extraordinary assumption per for clarity. The improvements were not me Are there any physical deficiencies or ad Refer to the extraordinary assumption relaunusual features. No significant issues with the second of the property of the condition of the property of the property of the condition of the property of the condition of the property of	external factors (easements, or RENVIRONMENTAL CONIC INTERPRETATION AND INTERPRETATION AN	concroachments, er  CITIONS NOTE:  Lake across stress may deter some.  Crawl Space  Partial Basement  1,064 sq. ft.  n/a %  Sump Pump  ment  WBB Radiant  Oil  nditioning  Other  posal X Microw  3 Bedrooms  clements are core ated at 240sf, as erioration, renovat  7, condition is go nysical or functio  - the square foots  [Former listing in e livability, sounds afety, soundness  actional utility, so	avironmental condition of the same street or market and based on a revinal inadequacies a ge calculations removers or marketability we style, condition, to the region of the story and inadequacies or marketability we style, condition, to the region of the story and inadequacies or marketability we style, condition, to the region of the story and inadequacies or marketability we style, condition, to the region of the story and inadequacies and the region of the story and the regi	d privacy Addet segment. Stan my Concrete/Avg Wood Shingle/Avg Asph Shne/Avg Dollar Fr Doors Red Yes Yes Ves Standards: b	WoodStove(s)# ence Strolls orch wPergola bries feet of Gr uilt-ins and indire ect is a vintage C ges forwarded fro orm exterior site v cipal records; spa bsqft. 1 property?   v ability is not kno	BOUT SIT tage at Dan ents. Interior Floors Walls Trim/Finis Bath Floo Bath Wai Car Stora X Driv Driveway X Gar Can	materia  Wood,Mbl/Go Shtrck,Plstr,W Shrok,Plstr,W Md/Av Tr Wd,Til nscot Tile/Gr ge Non eway # of Cars Surface Asphalt age # of Cars port # of Cars Det.  Area Above Gr g, wood-burning attractive curb No improvement's photos, nor arage is segrega  No If Yes, description	ood d/Gd g Qual e/Good ood ee s 8 s 2 s Built-in rade g

There are 9 comp	parable properti												
					past twelve months			\$ 450,000,0	0	to 3	\$	650,000.00	
FEATURE	SUBJ		-	MPARABLE				SALE # 2		COMP	ARABLE	SALE # 3	
			99 Upper Kent			25 Brown Road	on the latest programming the regions		26 Gree	n Hill Roa	nd		
Bald Hill Road		1.							T 06757				
Address South Kent,	CT 06785		South Kent, C	1 06785		South Kent, CT 0	0783		1000000				
Proximity to Subject			1.39 miles E			1.82 miles SW				les NW			
Sale Price	S			\$	625,000		\$	560,000			\$		595.0
Sale Price/Gross Liv, Area	\$	sq. ft,	\$ 323.8	83 sq. ft,		\$ 227.27 \$	sq. ft,		\$	245.66	sq. ft		
Data Source(s)			TData,MLS			TData,MLS			TData,	ALS			
Verification Source(s)			V189, P248 - I	OM 127		V189, P1018 - DC	M 142		V188. F	256 - DO	M 33		
VALUE ADJUSTMENTS	DESCR	IDTION	DESCR		+(-)\$ Adjustment	DESCRIPT		+(-)\$ Adjustment	the contract of	ESCRIPT		+(-)\$ Adju	ıstmen
	DESCR	IF HOIV		IF HOW	Teja Adjustiticik			1 70 Trajadanione				1,74	
Sale or Financing			ArmLth			ArmLth			ArmLth	l			
Concessions			Conv			Conv			Сопу				
Date of Sale/Time			09/30/2019			01/16/2020			04/30/2	019			_
Location	Avg/Good		Avg/Good			Avg/Good			Avg/Go	od			
Leasehold/Fee Simple	Fee Simple		Fee Simple			Fee Simple			Fee Sin	ple			
Site	3.89 Acres		8.38 Acres		-33 500	6.10 Acres		-16.500	3.71 Ac	res			+1.5
View	Water, Nbrhd		Distant, Wds			Woods, Nbrhd			111-11	Woods			
										-			
Design (Style)	Cape Cod		Cntmp Colonia	al		Colonial			Cape C			-	
Quality of Construction	Avg/Good		Avg/Good			Avg/Good			Avg/Gc				
Actual Age	YB 1932/Rend	v	YB 2002			YB 1996/Renov			YB 199	8			
Condition	Good	74	Good			Avg/Good		+50,000	Good				
Above Grade	Total Bdrm	s. Baths	Total Bdrm	s. Baths		Total Bdrms.	Baths		Total	Bdrms.	Baths		
Room Count	7 3	2F1H	7 2	2F	+3,000	8 4	2F1H		7:	-3	2F1H		
Gross Living Area		sq. ft.	1,930	sq. ft.	+5,000		sq. ft.	-16.500		2,422	sq. ft.		-14.5
	2,057	oy, it.		SQ: IL	73,000			-10,500					
Basement & Finished	Eff. Full		Full			Full			Full				
Rooms Below Grade	Unfinished		Unfinished			Unfinished			Unfinis				
Functional Utility	Avg for Marke	t	Avg for Marke	t		Avg for Market			Avg for	Market			
Heating/Cooling	Oil/CAC		Oil/CAC			Gas/CAC			Oil/CA	C			
Energy Efficient Items	None Known		None Known			None Known			None K	nown			
Garage/Carport	2C Garage		None		+10 000	2C Garage			2C Gar				
Porch/Patio/Deck	T 20 12 7 - 18 70				110,000	Porch Deck			Porch I	-			
Eg 90	Patios		Porch,Patio			1000				ACC.			
Fireplaces	l Fpl		1 Fpl			l Fpl			1 Fpl				.0.5
Extras Outbldngs	Studio @ Gar		Det Studio			None		+9,500	None				+9,5
											-		
Net Adjustment (Total)			+	X -	\$ -15,500	X +		\$ 26,500		+ 3	X -	\$	-3,5
Adjusted Sale Price			Net Adj.	2.48 %		Net Adj. 4	.73 %		Net A	dj. (	59 %	1	
			D 0-0	5,								1	
					t property and comp	parable sales. If	not, expl	ain	Gross		i,29 %	\$	591,
I X did did My research di	d X did r	not reveal a	ansfer history o	of the subject	of the subject proper	parable sales. If	not, expl	ain r to the effective dat	e of thi	s apprais	el.	\$	591.4
I X did did My research di	d X did r	not reveal a	ansfer history o	of the subject	t property and comp	parable sales. If	not, expl	ain r to the effective dat	e of thi	s apprais	el.	\$	591.:
My research dil Data Source(s) L1 My research dil	d X did r	not reveal a	ansfer history of	of the subject or transfers	of the subject proper	ty for the three y	not, expl	ain r to the effective dat re date of sale of th	e of thi	s apprais	el.	<b> \$</b>	591,4
My research di Data Source(s) My research di Data Source(s) Data Source(s) Bata Source(s)	d X did r und records,MLS d X did r	not reveal a not reveal a nta & Town C	ansfer history of any prior sales of the prior sale	of the subject or transfers or transfers	of the subject proper of the comparable sa	ty for the three y	not, explorer prior year to the	ain  to the effective dat  de date of sale of the	e of thi	s apprais arable sal	al.		
My research di Data Source(s) Lr My research di Data Source(s) Be Report the results of the	d X did r und records,MLS d X did r	not reveal a not reveal a nta & Town C	ny prior sales on prior sales of the prior s	of the subject or transfers or transfers	of the subject proper of the comparable sa ewed. VP refers to the ster history of the	ty for the three y eles for the prior deed, volume & pa subject property	year to th	ain  r to the effective data  re date of sale of the  rded in the municipalit  nparable sales (rep	e of thi e compa y ort add	s appraisa arable sal	al. le. ior sales	on page 3	).
My research di Data Source(s) La My research di Data Source(s) Ba Report the results of th	d X did r and records,MLS d X did r oth assessment da e research an	not reveal a not reveal a ata & Town ( d analysis	ansfer history of any prior sales of the prior sale	of the subject or transfers or transfers	of the subject proper of the comparable sa	ty for the three y eles for the prior deed, volume & pa subject property	year to th	ain  to the effective dat  de date of sale of the	e of thi e compa y ort add	s appraisa arable sal	al. le. ior sales		).
My research di Data Source(s) Lr My research di Data Source(s) Be Report the results of the	d X did r and records,MLS d X did r oth assessment da e research an	not reveal a not reveal a not reveal a not analysis d analysis	ny prior sales on prior sales of the prior s	of the subject or transfers or transfers	of the subject proper of the comparable sa ewed. VP refers to the ster history of the	ty for the three y eles for the prior deed, volume & pa subject property	year to th	ain  r to the effective data  re date of sale of the  rded in the municipalit  nparable sales (rep	e of thi e compa y ort add	s appraisa arable sal	al. le. ior sales	on page 3	).
My research dil Data Source(s) Li My research di Data Source(s) Bi Report the results of th ITEM Date of Prior Sale/Transfe	d X did r and records,MLS d X did r oth assessment da e research an	not reveal a not reveal a not reveal a tin & Town ( d analysis 04/13/2017 620,000	ny prior sales on prior sales of the prior subject	of the subject or transfers or transfers	of the subject proper of the comparable sa cwed. VP refers to the sfer history of the COMPARABLE	ty for the three y eles for the prior deed, volume & pa subject property	years prior year to th ge, as reco and con	ain  r to the effective date the date of sale of the rded in the municipalit reparable sales (rep DMPARABLE SALE	e of thi e compa y ort add	s appraise	al. le. ior sales	on page 3	).
My research dil Data Source(s) Lr My research dil Data Source(s) Br Report the results of th ITEM Date of Prior Sale/Transfe	d X did r and records,MLS d X did r oth assessment da e research an	not reveal a not reveal a not reveal a not analysis d analysis	ny prior sales on prior sales of the prior subject	of the subject or transfers or transfers	of the subject proper of the comparable sa cwed. VP refers to the sfer history of the COMPARABLE Kent land records	ty for the three y eles for the prior deed, volume & pa subject property	years prior year to the	r to the effective date of sale of the redd in the municipality apparable sales (repomparable SALE)	e of thi e compa y ort add	s appraise arable sal itional pri C	al. le. ior sales compara	on page 3	).
My research did  Data Source(s) La  My research did  Data Source(s) Back Report the results of the  Date of Prior Sale/Transfe  Price of Prior Sale/Transfe  Data Source(s)  Effective Date of Data Source(s)	d X did r und records MLS d X did r oth assessment da e research an	not reveal a not r	my prior sales of the prior subject.  SUBJECT	of the subject or transfers or transfers or have been revisale or tran	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020	ty for the three y les for the prior deed, volume & pa subject property E SALE # 1	rears prior year to the ge, as reco and con CC	r to the effective date of sale of the date of sale of the redd in the municipality operable sales (repomparable sales SALE)	e of thi e compa y ort add # 2	s appraise arable sal itional pri C Kent lan	al. le. compara	on page 3 BLE SALE #	).
My research did Data Source(s) La My research did Data Source(s) Ba Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou	d X did r  and records,MLS  d X did r  oth assessment da  e research an  r  irre(s)	not reveal a not r	my prior sales on my prior sales of the prior subject proper subject subject proper subject	of the subject or transfers or transfers or transfers or transfers or	of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 nparable sales The	ty for the three y teles for the prior deed, volume & pa subject property E SALE # 1	rears prior year to the ge, as reco and con CC Kent land 04/15/202	r to the effective date of sale of the date of sale of the red in the municipality of the sales (report of the subject or sale of the subject or sale	e of thi	s appraise arable sal itional pri C Kent lan 04/15/26	al. le. compara direcords	on page 3 BLE SALE #	).
My research did Data Source(s) My research did Data Source(s) Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of The most relevant sales	d X did r and records,MLS d X did r oth assessment da e research an r arce(s) or transfer hist were consider	not reveal a not reveal a not reveal a not reveal a not reveal a not reveal a not reveal and 2000 620,000 Kent land re 04/15/2020 ory of the ed those w	my prior sales on my prior sales of the prior subject proper subject proper ith residentia	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 nparable sales The	ty for the three y les for the prior deed, volume & pa subject property E SALE # 1	rears prior year to th ge, as reco and con CC Kent land 04/15/202 sfers of lettes of lettes of lettes	r to the effective date of sale of the red in the municipality parable sales (repomparable sales (repomparable sales)  I records  20  the subject or sale sath twenty acres than twenty acres	e of thise company.  Out add # 2	s appraise  arable sal  itional pri  C  Kent lan  04/15/26  prescri	al.  le.  lor sales comparation of records 1220 bed time small sai	on page 3 BLE SALE # frame. mpling of	).
My research did Data Source(s) Le My research did Data Source(s) Be Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of	d X did r and records,MLS d X did r oth assessment da e research an r arce(s) or transfer hist were consider	not reveal a not reveal a not reveal a not reveal a not reveal a not reveal a not reveal and 2000 620,000 Kent land re 04/15/2020 ory of the ed those w	my prior sales on my prior sales of the prior subject proper subject proper ith residentia	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABL  Kent land records 04/15/2020 nparable sales The	ty for the three y les for the prior deed, volume & pa subject property E SALE # 1	rears prior year to th ge, as reco and con CC Kent land 04/15/202 sfers of lettes of lettes of lettes	r to the effective date of sale of the red in the municipality parable sales (repomparable sales (repomparable sales)  I records  20  the subject or sale sath twenty acres than twenty acres	e of thise company.  Out add # 2	s appraise  arable sal  itional pri  C  Kent lan  04/15/26  prescri	al.  le.  lor sales comparation of records 1220 bed time small sai	on page 3 BLE SALE # frame. mpling of	).
My research did Data Source(s) My research did Data Source(s) Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of The most relevant sales relevant transfers from t	d X did r  and records,MLS  d X did r  oth assessment da  e research an  r  arce(s)  or transfer hist  were consider  he region in t	not reveal a not r	my prior sales of my prior sales of the prior s SUBJECT Subject prope ith residentia r, older close	or transfers or tr	of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020  nparable sales The commensurate with variable home styl	ty for the three y les for the prior deed, volume & pa subject property E SALE # 1	rears prior year to th ge, as reco and con CC Kent land 04/15/202 asfers of lettilized in	r to the effective date of sale of the date of sale of the red in the municipality of the sales (rep DMPARABLE SALE)  I records  20 the subject or sale as than twenty acret the sales comparity	e of thise company, ort add # 2	kent lan 04/15/20 preserie to the proach to	al.  ie.  ior sales comparation of records 220 bed time small sales avalue.	on page 3 BLE SALE # frame. mpling of	).
My research did Data Source(s) La My research did Data Source(s) Ba Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of The most relevant sales relevant transfers from the	d X did r  and records,MLS  d X did r  oth assessment da  e research an  r  arce(s)  or transfer hist  were consider  he region in t	not reveal a not r	my prior sales of my prior sales of the prior s SUBJECT Subject prope ith residentia r, older close	or transfers or tr	of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020  nparable sales The commensurate with variable home styl	ty for the three y les for the prior deed, volume & pa subject property E SALE # 1	rears prior year to th ge, as reco and con CC Kent land 04/15/202 asfers of lettilized in	r to the effective date of sale of the date of sale of the red in the municipality of the sales (rep DMPARABLE SALE)  I records  20 the subject or sale as than twenty acret the sales comparity	e of thise company, ort add # 2	kent lan 04/15/20 preserie to the proach to	al.  ie.  ior sales comparation of records 220 bed time small sales avalue.	on page 3 BLE SALE # frame. mpling of	).
My research did Data Source(s) La My research did Data Source(s) Ba Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of The most relevant sales relevant transfers from the	d X did r  and records,MLS  d X did r  oth assessment da  e research an  r  arce(s)  or transfer hist  were consider  he region in t	not reveal a not r	my prior sales of my prior sales of the prior s SUBJECT Subject prope ith residentia r, older close	or transfers or tr	of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020  nparable sales The commensurate with variable home styl	ty for the three y les for the prior deed, volume & pa subject property E SALE # 1	rears prior year to th ge, as reco and con CC Kent land 04/15/202 asfers of lettilized in	r to the effective date of sale of the date of sale of the red in the municipality of the sales (rep DMPARABLE SALE)  I records  20 the subject or sale as than twenty acret the sales comparity	e of thise company, ort add # 2	kent lan 04/15/20 preserie to the proach to	al.  ie.  ior sales comparation of records 220 bed time small sales avalue.	on page 3 BLE SALE # frame. mpling of	).
My research did Data Source(s) My research did Data Source(s) Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of The most relevant sales relevant transfers from t final analysis, closed da	d X did r und records,MLS d X did r oth assessment da e research an r r urce(s) or transfer hist were consider he region in the	not reveal a not reveal a not reveal a not reveal a not reveal a not reveal a not reveal 04/13/2017 620,000 Kent land re 04/15/2020 ory of the ed those w he past year	ny prior sales of the prior sale	or transfers or tr	of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLI Kent land records 04/15/2020 reparable sales The commensurate with variable home styl has been employed	ty for the three y les for the prior deed, volume & pa subject property E SALE # 1  ere were no tran the subject on s es have been ui d and a reasona	years prior year to the ge, as reco- and con CC  Kent land (04/15/202 sifes of letitized in ble value	r to the effective date of sale of the redd in the municipality aparable sales (repomparable sales (repomparable sales) (repomparable s	e of thi e compa y ort add # 2 s in the es. De son app	Kent lan 04/15/20 p prescrite to the adjuste	ior sales COMPARA  de records 220 bed time small sales value d sales	on page 3 BLE SALE # frame. mpling of	).
My research did Data Source(s) My research did Data Source(s) Data Source(s) Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of The most relevant sales relevant transfers from the sale of the sale of the sales The most relevant sales The sales of the sales The sales of the sales of the sales The sales of the sales of the sales the sales of the sales of the sales The sales of the sales of the sales of the sales The sales of the sa	d X did r und records,MLS d X did r oth assessment da e research an r r r r r r r r r r r r r r r r r r r	not reveal a not reveal a not reveal a not analysis od/13/2017 620,000 Kent land re 04/15/2020 ory of the ed those w he past year	my prior sales of my prior sales of the prior of SUBJECT subject properties in residentia r, older close gion of north	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed. VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 nparable sales The ommensurate with variable home styl has been employed	ty for the three y les for the prior deed, volume & pa subject property E SALE # 1  ere were no tran the subject on s les have been uit and a reasonal RECENT, PRO	rears prior year to th ge, as reco and com CC Kent land 04/15/202 safers of lettes of lettilized in ble value	r to the effective date of sale of the red in the municipality apparable sales (repomparable sales (repomparable sales sales).  I records  20  the subject or sale sale sales than twenty acretically arrange is indicated.	e of thi e company y ort add # 2 s in the sson app by the	Kent lan 04/15/20 prescri te to the proach to:	al. le. lor sales COMPARA  direcords 020 bed time small sai o value d sales	on page 3 BLE SALE #  frame. mpling of In the	).
My research did Data Source(s) My research did Data Source(s) My research did Data Source(s) Report the results of the ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Source(s) Effective Date of Data Source(s) The most relevant sales relevant transfers from t final analysis, closed da Summary of Sales Comp	d X did r und records,MLS d X did r oth assessment da e research an r r r r r r r r r r r r r r r r r r r	not reveal a not reveal a not reveal a not analysis o4/13/2017 620,000 Kent land re 04/15/2020 ory of the ed those w he past year oadened re	my prior sales of my prior sales of the prior sales of the prior subject properly subject p	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed. VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 nparable sales The ommensurate with variable home styl has been employed	ty for the three y les for the prior deed, volume & pa subject property E SALE # 1  ere were no tran the subject on s es have been u d and a reasona  RECENT, PRO PORT, THE M	rears prior year to the ge, as reco- and con  Kent land 04/15/202 asfers of lettes of lettized in ble value  EXIMATI	r to the effective date of sale of the date of sale of the red in the municipality operable sales (report of sale sales). I records  20  the subject or sale sale sale sales than twenty acret the sales comparing range is indicated.	e of thi e compared by y.	Kent lan  04/15/20  prescri  te to the proach to adjuste.	al. le. compara direcords 220 bed time small su b value d sales	on page 3 BLE SALE #  frame. mpling of In the  OM ENT	).
My research did Data Source(s) La My research did Data Source(s) Bate Source(s) B	d X did r und records,MLS d X did r oth assessment da e research an r r r r r r r r r r r r r r r r r r r	not reveal a not reveal a not reveal a not a Town C d analysis 04/13/2017 620,000 Kent land re 04/15/2020 ory of the ed those w he past year oadened re	my prior sales of my prior sales of the prior sales of the prior subject proper ith residential, older close gion of north.  **CLOSED SA** G TOWNS WDJUSTMENT	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 nparable sales The ommensurate with variable home styl has been employed	ty for the three y les for the prior deed, volume & pa subject property E SALE # 1  ere were no tran the subject on s es have been u d and a reasona  RECENT, PRO PORT, THE M PSET PERTINI	rears prior year to th ge, as reco and con Co Kent land 04/15/202 asfers of lettilized in ble value  EXIMATI OST REI SNT DIF	r to the effective date of sale of the date of sale of the red in the municipality of the sales (reported to the sales of the subject or sale as than twenty acretic the sales comparing range is indicated to the sales comparing	e of thi e compared by y. y	kent lan 04/15/20 prescri te to the adjuste  AVAILA UND WI S FACT	al.  ior sales compara  id records 220 bed time small sales o value d sales THIN K ORED A	on page 3 BLE SALE #  frame. mpling of In the  OM ENT	).
My research did Data Source(s) Le My research did Data Source(s) Be Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Source(s) Effective Date of Data Source(s) The most relevant sales relevant transfers from televant tra	d X did r und records,MLS d X did r oth assessment da e research an r r r r r r r r r r r r r r r r r r r	not reveal a not reveal a not analysis o4/13/2017 620,000 Kent land re 04/15/2020 ory of the ed those w he past year oadened re	my prior sales of my prior sales of the prior subject proper ith residentia r, older close gion of north	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 Inparable sales The momensurate with variable home styl has been employed  ECT THE MOST RCHED FOR SUP LILIZED TO OFI	ty for the three y  les for the prior  deed, volume & pa  subject property  E SALE # 1  ere were no tran the subject on s les have been u if and a reasona  RECENT, PRO PORT, THE M  SET PERTINI ENTS USED T	year to the ge, as recorded and control of the cont	r to the effective date of sale of the date of sale of the red in the municipality of the sales (reported in the sales (reported in the sales (reported in the sales comparing the sales c	e of thi e company y y ort add the sin the son applied by the IATE AS FO 3 SIZE ETTIN	kent lan 04/15/26 prescri te to the proach to adjuste.  AVAILA UND WI S FACT G DIFFI	al.  ico sales  compara  id records  220  bed time  small sales  value  d sales  ABLE FR  THIN K  ORED A  ERENCE	on page 3 BLE SALE #  frame. mpling of In the  OM ENT T	).
My research did Data Source(s) Le My research di Data Source(s) Be Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of The most relevant sales relevant transfers from the most relevant sales Summary of Sales Comp THE MARKET SALE AND WASHINGTON. \$7500/ACRE, ABOVE	d X did r und records,MLS d X did r oth assessment da e research an r r r r r r r r r r r r r r r r r r r	not reveal a not reveal a not analysis o4/13/2017 620,000 Kent land re 04/15/2020 ory of the ed those w he past year oadened re	my prior sales of my prior sales of the prior subject proper ith residentia r, older close gion of north	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 Inparable sales The momensurate with variable home styl has been employed  ECT THE MOST RCHED FOR SUP LILIZED TO OFI	ty for the three y  les for the prior  deed, volume & pa  subject property  E SALE # 1  ere were no tran the subject on s les have been u if and a reasona  RECENT, PRO PORT, THE M  SET PERTINI ENTS USED T	year to the ge, as recorded and control of the cont	r to the effective date of sale of the date of sale of the red in the municipality of the sales (reported in the sales (reported in the sales (reported in the sales comparing the sales c	e of thi e company y y ort add the sin the son applied by the IATE AS FO 3 SIZE ETTIN	kent lan 04/15/26 prescri te to the proach to adjuste.  AVAILA UND WI S FACT G DIFFI	al.  ico sales  compara  id records  220  bed time  small sales  value  d sales  ABLE FR  THIN K  ORED A  ERENCE	on page 3 BLE SALE #  frame. mpling of In the  OM ENT T	).
My research did Data Source(s) Le My research did Data Source(s) Be Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of The most relevant sales relevant transfers from the final analysis, closed da  Summary of Sales Comp THE MARKET. SALE AND WASHINGTON. \$7500/ACRE, ABOVE AND/OR TRAFFIC FL	d X did r und records,MLS d X did r oth assessment da e research an or r r r r r r r r r r r r r r r r r r	not reveal a not reveal not reve	my prior sales of my prior sales of the prior sales of the prior subject proper ith residentia rr, older close gion of north  CLOSED SA G TOWNS W DJUSTMENT TED AT \$40, ILED STYLE	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 Inparable sales The momensurate with variable home styl has been employed  ECT THE MOST RCHED FOR SUP PTILIZED TO OFF ATION ADJUSTM D AGES OF HOM	ty for the three y  les for the prior  deed, volume & pa  subject property  E SALE # 1  ere were no tran the subject on s les have been u d and a reasona  RECENT, PRO PORT, THE M PSET PERTINE ENTS USED T  IE HAVE BEEL	rears prior year to th ge, as reco and con CC Kent land 04/15/202 asfers of le titized in ble value  EXIMATI OST REI ENT DIF O REFL.	ain  If to the effective date of sale of the date of sale of the red in the municipality of the decision of the sales (report of the subject or sale as than twenty acretical the sales comparing range is indicated.  E AND APPROPRIATE AND APPROPRIATE DATA WERENCES; SITIECT SPECIFIC SLOPED, THESE SLOPED, THE	e of thi e company y y y s in the es. De sson app by the IATE IATE ETTIN EALES	Kent lan  O4/15/20  prescri  to the  proach to  adjuste  AVAILA  UND WI  S FACT  G DIFFI  REFLE	al.  ie.  ior sales  compara  id records  220  bed time  small sales  o value  d sales  THIN K  ORED A  ERENCE  CT CUR	on page 3 BLE SALE #  frame. mpling of In the  OM ENT T S RENT	).
My research did Data Source(s) Le My research did Data Source(s) Be Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of The most relevant sales relevant transfers from t	d X did r und records,MLS d X did r oth assessment da e research an or	not reveal a not reveal and reveal not reveal and reveal not reveal not reveal and reveal not reve	my prior sales of my prior sales of my prior sales of the prior subject proper ith residentia r, older close gion of north  CLOSED SA G TOWNS W DJUSTMENT TED AT \$40, LIED STYLE, F WITH A FC	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 Inparable sales The Commensurate with variable home styl has been employed  ECT THE MOST RCHED FOR SUP UTILIZED TO OFI ATTION ADJUSTM D AGES OF HOM THE PRINCIPLE	ty for the three y  les for the prior  deed, volume & pa  subject property  E SALE # 1  Fre were no tran  the subject on s  es have been u  d and a reasona  RECENT, PRO  PORT, THE M  FSET PERTINI  ENTS USED T  IE HAVE BEEL  OF SUBSTITU	wears prior year to the ge, as reco and con CC Kent land 04/15/202 asfers of le tilized in ble value  EXIMATI OST REI ENT DIF O REFL. N DEVEL TION S	ain  r to the effective date  the date of sale of the reded in the municipalit inparable sales (rep DMPARABLE SALE :  I records  the subject or sale the subject or sale the sales comparing the range is indicated  E AND APPROPR LATED DATA W. FERENCES; SITI ECT SPECIFIC S LOPED, THESE S SALES I & 3 ARI	e of thi e compay y, ort add # 2  s in the es. Do son app by the IATE ETTIN GALES GALES GALES	Kent lan  O4/15/20  prescri  to to the proach to adjuste  AVAILA  UND WI S FACT G DIFFI REFLECH  HLIGHT	al.  ie.  ior sales comparation of records co	on page 3 BLE SALE #  frame. mpling of In the  OM ENT T S RENT	).
My research did Data Source(s) Le My research di Data Source(s) Be Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of The most relevant sales relevant transfers from the most relevant sales The Market Sale Comp THE MARKET SALE AND WASHINGTON. \$7500/ACRE, ABOVE AND/OR TRAFFIC FL MARKET DATA IN THE	d X did r und records,MLS d X did r oth assessment da e research an r r r r r r r r r r r r r r r r r r r	not reveal a not reveal and reveal not reveal and reveal not reveal not reveal and reveal not reve	my prior sales of my prior sales of my prior sales of the prior subject proper ith residentia r, older close gion of north  CLOSED SA G TOWNS W DJUSTMENT TED AT \$40, LIED STYLE, F WITH A FC	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 Inparable sales The Commensurate with variable home styl has been employed  ECT THE MOST RCHED FOR SUP UTILIZED TO OFI ATTION ADJUSTM D AGES OF HOM THE PRINCIPLE	ty for the three y  les for the prior  deed, volume & pa  subject property  E SALE # 1  Fre were no tran  the subject on s  es have been u  d and a reasona  RECENT, PRO  PORT, THE M  FSET PERTINI  ENTS USED T  IE HAVE BEEL  OF SUBSTITU	wears prior year to the ge, as reco and con CC Kent land 04/15/202 asfers of le tilized in ble value  EXIMATI OST REI ENT DIF O REFL. N DEVEL TION S	ain  r to the effective date  the date of sale of the reded in the municipalit inparable sales (rep DMPARABLE SALE :  I records  the subject or sale the subject or sale the sales comparing the range is indicated  E AND APPROPR LATED DATA W. FERENCES; SITI ECT SPECIFIC S LOPED, THESE S SALES I & 3 ARI	e of thi e compay y, ort add # 2  s in the es. Do son app by the IATE ETTIN GALES GALES GALES	Kent lan  O4/15/20  prescri  to to the proach to adjuste  AVAILA  UND WI S FACT G DIFFI REFLECH  HLIGHT	al.  ie.  ior sales comparation of records co	on page 3 BLE SALE #  frame. mpling of In the  OM ENT T S RENT	).
My research did Data Source(s) Le My research did Data Source(s) Be Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of The most relevant sales relevant transfers from the most relevant transfers from the most relevant transfers from the manalysis of sales Comp THE MARKET SALE AND WASHINGTON. \$7500/ACRE, ABOVE AND/OR TRAFFIC FLE MARKET DATA IN THE	d X did r und records,MLS d X did r oth assessment da e research an or r r r r r r r r r r r r r r r r r r	not reveal a not r	my prior sales of my prior sales of my prior sales of the prior subject proper ith residentia r, older close gion of north  CLOSED SA G TOWNS W DJUSTMENT TED AT \$40, ILED STYLE, I WITH A FORE INCLUD	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 Inparable sales The Commensurate with variable home styl has been employed  ECT THE MOST RCHED FOR SUP UTILIZED TO OFI ATTION ADJUSTM D AGES OF HOM THE PRINCIPLE	ty for the three y  les for the prior  deed, volume & pa  subject property  E SALE # 1  Fre were no tran  the subject on s  es have been u  d and a reasona  RECENT, PRO  PORT, THE M  FSET PERTINI  ENTS USED T  IE HAVE BEEL  OF SUBSTITU	wears prior year to the ge, as reco and con CC Kent land 04/15/202 asfers of le tilized in ble value  EXIMATI OST REI ENT DIF O REFL. N DEVEL TION S	ain  r to the effective date  the date of sale of the reded in the municipalit inparable sales (rep DMPARABLE SALE :  I records  the subject or sale the subject or sale the sales comparing the range is indicated  E AND APPROPR LATED DATA W. FERENCES; SITI ECT SPECIFIC S LOPED, THESE S SALES I & 3 ARI	e of thi e compay y, ort add # 2  s in the es. Do son app by the IATE ETTIN GALES GALES GALES	Kent lan  O4/15/20  prescri  to to the proach to adjuste  AVAILA  UND WI S FACT G DIFFI REFLECH  HLIGHT	al.  ie.  ior sales comparation of records co	on page 3 BLE SALE #  frame. mpling of In the  OM ENT T S RENT	).
My research Data Source(s) My research Data Source(s) Report the results of the ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Source(s) Effective Da	d X did r und records,MLS d X did r oth assessment da e research an or or or or transfer hist were consider he region in the ta from the break arison Approach S FROM NEL TYPICAL M. GRADE ARE OW ALTHO HE MARKET USION; SAL	not reveal a not reveal not revea	my prior sales of my prior sales of my prior sales of the prior subject proper it residentia or, older close gion of north the prior subject proper it residentia or, older close gion of north the prior subject proper it residentia or, older close gion of north the prior subject proper it residentia or, older close gion of north the prior subject proper it residentia or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion of north the prior subject proper it residential or older close gion o	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLI  Kent land records 04/15/2020 reparable sales The ommensurate with variable home styl has been employed ECT THE MOST RCHED FOR SUP TILIZED TO OFI ATION ADJUSTM D AGES OF HOM FRE PRINCIPLE TR	ty for the three y these for the prior deed, volume & pa subject property E SALE # 1  The were no tran the subject on s tes have been u d and a reasona  RECENT, PRO PORT, THE M SET PERTINI ENTS USED T E HAVE BEEL OF SUBSTITU ATE THE SUE	wears prior year to the ge, as reco and con CC Kent land 04/15/202 asfers of le tilized in ble value  EXIMATI OST REI ENT DIF O REFL. N DEVEL TION S	ain  If to the effective data  If the date of sale of the  If the date of sale of the  If the date of sale of the  If the sales (rep  If the subject or sale  If the subject or sale  If the sales comparing  If the sales com	e of thi e compay y, ort add # 2  s in the es. Do son app by the  IATE ETTIN ALES HIGH RKET/	Kent lan O4/15/20 De prescri de to the Droach to adjuste  AVAILA UND WI S FACT G DIFFI REFLE- HLIGHT	al.  le.  lor sales comparation of records 220 bed time small sales of value disales.  ABLE FR CORED A ERENCE CT CUR. ED IN T. *** S	on page 3 BLE SALE #  frame.  mpling of In the  OM ENT T S RENT THE	).
My research did Data Source(s) My research did Data Source(s) My research did Data Source(s) Report the results of the ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of The most relevant sales relevant transfers from the final analysis, closed da Summary of Sales Comp THE MARKET SALE AND WASHINGTON \$7500/ACRE, ABOVE AND/OR TRAFFIC FL MARKET DATA IN THE INDICATE OF THE INDICATE OF THE AND WASHINGTON ST500/ACRE, ABOVE AND/OR TRAFFIC FL MARKET DATA IN THE INDICATE OF THE INDICAT	d X did r und records,MLS d X did r oth assessment da e research an  r r r r r r r r r r r r r r r r r r	not reveal a not reveal not reveal a not reveal not	my prior sales of my prior sales of the prior sales	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 mparable sales The ommensurate with variable home styl has been employed ECT THE MOST RCHED FOR SUP UTILIZED TO OFI ATION ADJUSTM D AGES OF HOM FREPRINCIPLE TR COST Approach (fit	ty for the three y les for the prior deed, volume & pa subject property E SALE # 1  ere were no tran the subject on s les have been u d and a reasonal RECENT, PRO PORT, THE M PSET PERTINI ENTS USED T ISE HAVE BEEN OF SUBSTITU ATE THE SUE	rears prior year to th ge, as reco and com CC  Kent land 04/15/202 safers of letter of	ain  If to the effective data the date of sale of the reded in the municipality inparable sales (rep DMPARABLE SALE :  I records  20  The subject or sale the subject or sale the sales compari to range is indicated  E AND APPROPR LATED DATA W. FERENCES; SITI ECT SPECIFIC S LOPED, THESE S SALES I & 3 ARI DRAW AND MA	e of thi e compile s in the es. Do son app by the IATE ETTIN GALES HIGH RKET/	Kent lan 04/15/26 prescri te to the proach to: adjuste  AVAILA UND WI S FACT G DIFFI REFLE: HLIGHT ABILITY	al.  le.  lor sales  COMPARA  direcords  220  bed time  small sales  value  d sales  ABLE FR  ITHIN K  ORED A  ERENCE  CT CUR  ED IN T  (**** S	on page 3 BLE SALE *  frame. mpling of In the  OM ENT T S RENT HE	).
My research did Data Source(s) My research did Data Source(s) Data Source(s) Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of The most relevant sales relevant transfers from t final analysis, closed da  Summary of Sales Comp THE MARKET, SALE AND WASHINGTON \$7500/ACRE, ABOVE AND/OR TRAFFIC FLIMARKET DATA IN THE FINAL VALUE CONCI Additional Comments indicated Value by Sa Indicated Value by: Sa The Sales Comparison A	d X did r und records,MLS d X did r oth assessment da e research an r r r r r r r r r r r r r r r r r r r	not reveal a  no	my prior sales of my prior sales of the prior sales	or transfers on tr	of the subject proper of the subject proper of the comparable sa ewed. VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 mparable sales The ommensurate with variable home styl has been employed ECT THE MOST RCHED FOR SUP TILIZED TO OFI ATION ADJUSTM D AGES OF HOM THE PRINCIPLE OF RTHER ILLUSTR  Cost Approach (filters in the market	ty for the three y les for the prior deed, volume & pa subject property E SALE # 1  ere were no tran the subject on s les have been ul d and a reasonal RECENT, PRO PORT, THE M ESET PERTINI ENTS USED T LE HAVE BEEN OF SUBSTITU ATE THE SUE  developed) \$ The Cost App	rears prior year to the ge, as reco- and com Co  Kent land (04/15/202 asfers of lettes of lettized in ble value  EXIMATI OST REI ENT DIF O REFL. N DEVE TION S BJECT'S	ain  If to the effective data  If the date of sale of the  If the date of sale of the  If the date of sale of the  If the sales (rep  If the subject of sale  If the subject of sale  If the sales comparing  If the sales com	e of thi e company y. y. s in thi es. Du son appl by the IATE ETTIN ALES HIGH RKET pproach to the	Kent lan 04/15/20 prescri te to the ardjuste  AVAILA UND WI S FACT G DIFFI REFLE- ILIGHT BILITY  (if de	al.  le.  ior sales  COMPARA  direcords  220  bed time  small su  o value  d sales  ABLE FR  ITHIN K  ORED A  ERENCE  CT CUR  ED IN T  (**** S  veloped)  he improve	on page 3 BLE SALE #  frame. mpling of In the  OM ENT T S RENT HE	).
My research did Data Source(s) My research did Data Source(s) Data Source(s) Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of The most relevant sales relevant transfers from t final analysis, closed da  Summary of Sales Comp THE MARKET, SALE AND WASHINGTON \$7500/ACRE, ABOVE AND/OR TRAFFIC FLIMARKET DATA IN THE FINAL VALUE CONCI Additional Comments indicated Value by Sa Indicated Value by: Sa The Sales Comparison A	d X did r und records,MLS d X did r oth assessment da e research an r r r r r r r r r r r r r r r r r r r	not reveal a  no	my prior sales of my prior sales of the prior sales	or transfers on tr	of the subject proper of the subject proper of the comparable sa ewed. VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 mparable sales The ommensurate with variable home styl has been employed ECT THE MOST RCHED FOR SUP TILIZED TO OFI ATION ADJUSTM D AGES OF HOM THE PRINCIPLE OF RTHER ILLUSTR  Cost Approach (filters in the market	ty for the three y les for the prior deed, volume & pa subject property E SALE # 1  ere were no tran the subject on s les have been ul d and a reasonal RECENT, PRO PORT, THE M ESET PERTINI ENTS USED T LE HAVE BEEN OF SUBSTITU ATE THE SUE  developed) \$ The Cost App	rears prior year to the ge, as reco- and com Co  Kent land (04/15/202 asfers of lettes of lettized in ble value  EXIMATI OST REI ENT DIF O REFL. N DEVE TION S BJECT'S	ain  If to the effective data  If the date of sale of the  If the date of sale of the  If the date of sale of the  If the sales (rep  If the subject of sale  If the subject of sale  If the sales comparing  If the sales com	e of thi e company y. y. s in thi es. Du son appl by the IATE ETTIN ALES HIGH RKET pproach to the	Kent lan 04/15/20 prescri te to the ardjuste  AVAILA UND WI S FACT G DIFFI REFLE- ILIGHT BILITY  (if de	al.  le.  ior sales  COMPARA  direcords  220  bed time  small su  o value  d sales  ABLE FR  ITHIN K  ORED A  ERENCE  CT CUR  ED IN T  (**** S  veloped)  he improve	on page 3 BLE SALE #  frame. mpling of In the  OM ENT T S RENT HE	).
My research  Data Source(s)  My research  Data Source(s)  Report the results of the ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Effective Date of Data Source(s)  Analysis of prior sale of Data Source(s)  The most relevant sales relevant transfers from the most relevant sales relevant transfers from the most relevant transfers from the Market Sales Comparison Analysis of Data Source(s)  Summary of Sales Comparison Additional Comments **  Indicated Value by Sales Comparison Analysis Compariso	d X did r und records,MLS d X did r oth assessment da e research an r r r r r r r r r r r r r r r r r r r	not reveal a not reveal not r	my prior sales of my prior sales of the prior sales of the prior subject proper it residential residen	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed. VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 nparable sales The ommensurate with variable home styl has been employed ECT THE MOST RCHED FOR SUP TILIZED TO OFI ATION ADJUSTM D AGES OF HOM THE PRINCIPLE OF RTHER ILLUSTR  Cost Approach (fillers in the market, not developed due	ty for the three y les for the prior deed, volume & pa subject property E SALE # 1  ere were no tran the subject on s es have been u d and a reasonal RECENT, PRO PORT, THE M ESET PERTINI ENTS USED T IE HAVE BEE1 OF SUBSTITU ATE THE SUE T developed) \$ The Cost App to the lack of determined	rears prior year to the ge, as reco- and com Co Kent land 04/15/202 asfers of letters of	ain  If to the effective data  If edate of sale of the  Inded in the municipalit  Inparable sales (rep- DMPARABLE SALE in  Incords  Incord	e of thi e company y.	Kent lan  Out 15/20  Prescri  te to the  adjuste  AVAILA  UND WI  S FACT  G DIFFI  REFLE  ILIGHT  ABILITY  (If do	al.  le.  ior sales  compara  direcords  220  bed time  small sales  value  d sales  ABLE FR  ITHIN K  ORED A  ERENCE  CT CUR  ED IN T  / *** S  veloped)  the improventhis are	on page 3 BLE SALE #  frame. mpling of In the  OM ENT T S RENT HE see	).
My research  Data Source(s)  Employer Sales Transfe Data Source(s)  Report the results of the ITEM  Date of Prior Sales Transfe Price of Prior Sales Transfe Data Source(s)  Effective Date of Data Source(s)  Eff	d X did r und records,MLS d X did r oth assessment da e research an  r r r r r r r r r r r r r r r r r r	not reveal a not reveal not r	my prior sales of my prior sales of the prior sales of the prior sales of the prior subject proper ith residentia r. older close gion of north the prior subject proper ith residentia r. older close gion of north the prior subject proper ith residentia r. older close gion of north the prior subject proper ith residentia r. older close gion of north the prior subject prior subjec	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 nparable sales The ommensurate with variable home styl has been employed  ECT THE MOST RCHED FOR SUP TILIZED TO OFI ATION ADJUSTM D AGES OF HOM THE PRINCIPLE RTHER ILLUSTR  Cost Approach (it lifers in the market. not developed due- oraised value cannot	ty for the three y  les for the prior  deed, volume & pa subject property  E SALE # 1  ere were no tran the subject on s es have been u d and a reasonal  RECENT, PRO PORT; THE M ESET PERTINI ENTS USED T IE HAVE BEE! OF SUBSTITU ATE THE SUB  T developed) \$  The Cost App to the lack of di on be estimated;	rears prior year to the ge, as reco- and con- Co  Kent land 04/15/202 asfers of lettilized in ble value  EXIMATI OST REI STONE	ain  If to the effective data  If the date of sale of the  If the date of sale of the  If the date of sale of the  If the sales (rep  If the sales sales (rep  If the sales of the  If the sales of th	e of this e company, y.  y.  y.  y.  y.  y.  y.  y.  s in the es. De es.	Kent lan 04/15/20 prescri te to the adjuste  AVAILA UND WI S FACT G DIFFI REFLE- HLIGHT ABILITY  (if do age of til litiplier in	al.  le.  ior sales compara  direcords 220 bed time small sales value d sales  CT CUR ED IN T / *** S  veloped) he impro- n this are cransactio	on page 3 BLE SALE #  frame.  mpling of in the  OM ENT T S RENT HE dee	*3
My research did Data Source(s) La My research did Data Source(s) La My research did Data Source(s) La Report the results of th ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of The most relevant sales relevant transfers from the final analysis, closed da Summary of Sales Comp THE MARKET, SALE AND WASHINGTON, \$7500/ACRE, ABOVE AND/OR TRAFFIC FL MARKET DATA IN THE FINAL VALUE CONCI Additional Comments to Indicated Value by Sales Indicated Value by Sales Comparison And the difficulty in esti- Differences (less than 5) This appraisal is made	d X did r und records,MLS d X did r oth assessment da e research an r r r r r r r r r r r r r r r r r r r	not reveal a not r	ny prior sales of the prior sales of the prior sales of the prior sales of the prior subject proper ith residentia r. older close gion of north  **CLOSED SA G TOWNS W DJUSTMENT FED AT \$40/. CLED STYLE, IT WITH A FOURE INCLUD to \$600,000 actions of but a line of prior subject to subject	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 nparable sales The ommensurate with variable home styl has been employed  ECT THE MOST RCHED FOR SUP TILIZED TO OFI ATION ADJUSTM D AGES OF HOM THE PRINCIPLE RTHER ILLUSTR  Cost Approach (if liters in the market not developed due oraised value canno per plans and spe-	ty for the three y  les for the prior  deed, volume & pa subject property  E SALE # 1  ere were no tran the subject on s es have been u if and a reasonal  RECENT, PRO PORT, THE M ESET PERTINI ENTS USED T IE HAVE BEEN OF SUBSTITU ATE THE SUB  If developed) \$  The Cost App to the lack of di put be estimated, ecifications on the	rears prior year to the ge, as reco and con Co Kent land 04/15/202 asfers of lettilized in ble value  EXIMATI OST REI SITTOIF O REFL N DEVE TION S BJECT'S  roach is at a with in Appraising the basis	r to the effective date of sale of the date of sale of the red in the municipality of the sales (reported to the sales (reported to the sales of the sales comparing the sales compared to a gross received to	e of this e company, y.	Kent lan 04/15/20 prescri te to the adjuste  AVAILA UND WI S FACT G DIFFI REFLE ILIGHT ABILITY  (if de age of the triplier in that the	al.  ior sales compara  id records 220 bed time small sales value d sales  ABLE FR THIN K ORED A ERENCE CT CUR ED IN T (**** S veloped) he improve in this are ransactio e improve	on page 3 BLE SALE #  frame.  mpling of in the  OM ENT T S RENT HE dee	*3 bee
My research did Data Source(s) La My research di Data Source(s) Bate Report the results of the Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s	d X did r und records,MLS d X did r oth assessment da e research an r r r r r r r r r r r r r r r r r r r	not reveal a not reveal not r	ny prior sales of the prior sales of the prior sales of the prior sales of the prior subject proper ith residential residentia	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 Inparable sales The Dommensurate with variable home styl has been employed  ECT THE MOST RCHED FOR SUP TILIZED TO OFI ATION ADJUSTM D AGES OF HOM THE PRINCIPLE RTHER ILLUSTR  Cost Approach (if liters in the market not developed due- presses of a hypothetical	ty for the three y  ty for the three y  tles for the prior  deed, volume & pa subject property  E SALE # 1  The subject on s the subject on s tes have been u that a reasonal  RECENT, PRO PORT, THE M	rears prior year to th ge, as reco and con CC Kent land 04/15/202 sfers of lettilized in ble value  EXIMATI OST REI SINT DIF O REFL. N DEVE TION S BJECT'S roach is ata with in Appraise the basis the repair	ain  If to the effective data  If the date of sale of the  If the date of sale of the  If the sales (rep-	e of this e company, y.	Kent lan 04/15/20 prescri te to the adjuste  AVAILA UND WI S FACT G DIFFI REFLE ILIGHT ABILITY  (if de age of the triplier in that the	al.  ior sales compara  id records 220 bed time small sales value d sales  ABLE FR THIN K ORED A ERENCE CT CUR ED IN T (**** S veloped) he improve in this are ransactio e improve	on page 3 BLE SALE #  frame.  frame.  mpling of in the  OM ENT T S RENT HE dee	*3 bee
My research  Data Source(s)  My research  Data Source(s)  Report the results of prior sale/Transfer Data Source(s)  Effective Date of Data Source(s)  Effective Date o	d X did r und records,MLS d X did r oth assessment da e research an r r r r r r r r r r r r r r r r r r r	not reveal a not reveal not r	ny prior sales of the prior sales of the prior sales of the prior sales of the prior subject proper ith residential residentia	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLE  Kent land records 04/15/2020 Inparable sales The Dommensurate with variable home styl has been employed  ECT THE MOST RCHED FOR SUP TILIZED TO OFI ATION ADJUSTM D AGES OF HOM THE PRINCIPLE RTHER ILLUSTR  Cost Approach (if liters in the market not developed due- presses of a hypothetical	ty for the three y  ty for the three y  tles for the prior  deed, volume & pa subject property  E SALE # 1  The subject on s the subject on s tes have been u that a reasonal  RECENT, PRO PORT, THE M	rears prior year to th ge, as reco and con CC Kent land 04/15/202 sfers of lettilized in ble value  EXIMATI OST REI SINT DIF O REFL. N DEVE TION S BJECT'S roach is ata with in Appraise the basis the repair	ain  If to the effective data  If the date of sale of the  If the date of sale of the  If the sales (rep-	e of this e company, y.	Kent lan 04/15/20 prescri te to the adjuste  AVAILA UND WI S FACT G DIFFI REFLE ILIGHT ABILITY  (if de age of the triplier in that the	al.  ior sales compara  id records 220 bed time small sales value d sales  ABLE FR THIN K ORED A ERENCE CT CUR ED IN T (**** S veloped) he improve in this are ransactio e improve	on page 3 BLE SALE #  frame.  frame.  mpling of in the  OM ENT T S RENT HE dee	*3 bee
My research did Data Source(s) La My research did Data Source(s) Back Report the results of the ITEM Date of Prior Sale/Transfe Data Source(s) Effective Date of Data Source(s) Effective Data	d X did r und records,MLS d X did r oth assessment da e research an or r r r r r r r r r r r r r r r r r r	not reveal a not reveal not r	ny prior sales of the prior sales of the prior sales of the prior sales of the prior subject proper ith residentia r. older close gion of north the prior subject proper ith residentia r. older close gion of north the prior subject proper ith residentia r. older close gion of north the prior subject proper ith residentia r. older close gion of north the prior subject prior subject prior subject to or alterations aordinary assumed the prior subject to the prior subj	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLI  Kent land records 04/15/2020 reparable sales The ommensurate with variable home styl has been employed  ECT THE MOST RCHED FOR SUP TILIZED TO OFI TITION ADJUSTM D AGES OF HOM THE PRINCIPLE RTHER ILLUSTR  Cost Approach (ii) liters in the market, not developed due per plans and spe- sis of a hypothetica the condition or of	ty for the three y the for the prior deed, volume & pa subject property E SALE # 1  The subject on set the s	year to the ge, as recoming and control of the cont	r to the effective date of sale of the date of sale of the red in the municipality of the date of sales (report of the subject or sale as than twenty acretical the sales comparing range is indicated to the subject of the sales comparing range is indicated to the sales comparing the sales comparing the sales comparing the sales compared to the sales compared to a gross regard	e of thi e comply y ort add # 2  s in the es. De son app by the  IATE GALES HIGH RKET/ pproach to the ent mu the pr condition we bee	Kent lan O4/15/20 prescri te to the proach to adjuste  AVAILA UND WI S FACT G DIFFI REFLE- HLIGHT ABILITY  In that the provious tree that the te th	al.  ie.  ior sales  compara  id records  220  bed time  small sales  o value  d sales  ABLE FR  THIN K  ORED A  ERENCE  CT CUR  ED IN T  (**** S  veloped)  he improve  ansactio  e improve  eted, or [	on page 3 BLE SALE #  frame.  mpling of In the  OM ENT T S RENT HE ee  \$ yements a n. aments have subject	bee bee
My research did Data Source(s) My research did Data Source(s) EREDIT THE MERCET SALE AND WASHINGTON S7500/ACRE, ABOVE AND/OR TRAFFIC FL MARKET DATA IN THE MARKET DAT	d X did r und records,MLS d X did r oth assessment da e research an  r r r r r r r r r r r r r r r r r r	not reveal a not r	my prior sales of my prior sales of my prior sales of the sales	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLI  Kent land records 04/15/2020  mparable sales The mmensurate with variable home styl has been employed  ECT THE MOST RCHED FOR SUP TILIZED TO OFI TITION ADJUSTM D AGES OF HOM THE PRINCIPLE TR RTHER ILLUSTR  Cost Approach (if liters in the market, not developed due praised value cannot per plans and spe- sis of a hypothetical the condition or of r areas of the se-	ty for the three y the for the prior deed, volume & pa subject property E SALE # 1  Free were no tran the subject on subject or subj	rears prior year to the ge, as reco and corn CC  Kent land 04/15/202 sfers of letter of letter itilized in ble value  EXIMATI OST REI ENT DIF O REFL N DEVE TION S BJECT'S  roach is ata with in Appraising the require the require	r to the effective data of sale of the date of sale of the reded in the municipality of the reded in the municipality of the sales (repomparable sales (repomparable sales (repomparable sales comparable sales comparable sales comparable sales comparable range is indicated to the sales comparable sales sa	e of thi e compiler yy, yord add # 2  s in the es. Do son appl by the  IATE AS FO 3 SIZE ETTIN AALES AALES AALES ALES To the ent mu the pr vve bee pair: stater	Kent lan 04/15/20 prescri te to the proach to adjuste.  AVAILAUND WIS FACT G DIFFI REFLECTION TO BE THE CONTROL TO THE CONTROL	al.  le.  lor sales  COMPARA  darecords  220  bed time  small sales  ABLE FR  THIN K  ORED AE  ERENCE  CT CUR  (*** S  veloped)  he improve  ansactio  e improve  eted, or [  assumpti	on page 3 BLE SALE #  frame. mpling of In the  OM ENT T S RENT HE ee  \$ vements a n mements have subject	e bee
My research did Data Source(s) La My research did Data Source(s) La My research did Data Source(s) Ba Report the results of the ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sou Analysis of prior sale of The most relevant sales relevant transfers from the final analysis, closed da  Summary of Sales Comp THE MARKET, SALE AND WASHINGTON, \$7500/ACRE, ABOVE AND/OR TRAFFIC FL MARKET DATA IN THE FINAL VALUE CONCI Additional Comments to Indicated Value by Sales Indicated Value by Salendicated Value by Sales Comparison A and the difficulty in estination of the completed of the subject	d X did r und records,MLS d X did r oth assessment da e research an  r r r r r r r r r r r r r r r r r r	not reveal a not r	my prior sales of my prior sales of my prior sales of the sales	or transfers or tr	of the subject proper of the subject proper of the comparable sa ewed VP refers to the sfer history of the COMPARABLI  Kent land records 04/15/2020  mparable sales The mmensurate with variable home styl has been employed  ECT THE MOST RCHED FOR SUP TILIZED TO OFI TITION ADJUSTM D AGES OF HOM THE PRINCIPLE TR RTHER ILLUSTR  Cost Approach (if liters in the market, not developed due praised value cannot per plans and spe- sis of a hypothetical the condition or of r areas of the se-	ty for the three y these for the priorities for the priorities for the priorities to the priorities for the priorities for the priorities for the priorities for the subject property E SALE # 1  The subject on subject on subject for subject on subject on subject property E HAVE BEEL OF SUBSTITUE THE SUBSTITUE THE COST App TO the lack of duting the subject property The condition that deficiency does Subject property, The developed, of the reserved.	rears prior year to the ge, as reco and corn CC  Kent land 04/15/202 sfers of letter of letter itilized in ble value  EXIMATI OST REI BNT DIF O REFL N DEVE TION S BJECT'S  roach is ata with in Appraising the basis ata with required the req	r to the effective data of sale of the edate of sale of the reded in the municipality of the reded in the municipality of the sales (repomparable sales (repomparable sales (repomparable sales) (repomparable sales) of the subject or sale east than twenty against the sales comparable range is indicated to the sales comparable sales	e of thi e compiler yy, yord add # 2  s in the es. Do son appl by the  IATE AS FO 3 SIZE ETTIN AALES AALES AALES ALES To the ent mu the pr vve bee pair: stater	Kent lan 04/15/20 prescri te to the proach to adjuste  AVAILA UND WI S FACT G DIFFI REFLE- HLIGHT ABILITY  In that the in complete	al.  le.  lor sales  COMPARA  darecords  220  bed time  small sales  ABLE FR  THIN K  ORED AE  ERENCE  CT CUR  (*** S  veloped)  he improve  ansactio  e improve  eted, or [  assumpti	on page 3 BLE SALE #  frame. mpling of In the  OM ENT T S RENT HE ee  \$ vements a n mements have subject	÷3

	ABOUT THE APPRAISER (DEW): My appraisal office, in Goshen, CT, is within 15 miles since 1986, with a full time practice in Litchfield County since 1991. My professional exbeen on the regular roster for foreclosure assignments through that Courthouse since 1995 employees, attorneys, bankers, and mortgage brokers in northwestern CT. My personal ap	perience includes court  5. I enjoy a good workir  ppraisal territory include	testimony in the Litchfield Superior ng relationship with local realtors, m is the entire geographic area of Litch	Court, and I have unicipal field County,
	CT, although I complete most assignments within the 20 mile radius around my home office properties per year.	ce In the past five year	rs, I have appraised an average of 10	0 residential
	APPRAISER COMPETENCY THE COMPANY SUBSCRIBES TO ALL APPROPRIA RECORDS FOR ALL ASSIGNMENTS. REPORTS ARE REVIEWED BY THE SUPER ADHERENCE TO GOOD APPRAISAL PRACTICE AND U.S.P.A.P REGULATIONS	ATE MULTIPLE LISTI VISORY APPRAISER	NG SERVICES AND RESEARCHE FOR QUALITY, CONSISTENCY A	S TOWN HALL
A	Refer to attached text addenda pages and disclosure comments.			
TIONAL	MLS PHOTOS The appraiser has reserved the right to use MLS photos if necessary. Rea street, images in which unknowing individuals would be present in the photos, comps with alter the visibility of the home, or residences which the appraiser knows/suspects have be overall value since the purchase. The appraiser has performed at a minimum a drive by in local MLS system and On-line sources. Applicable MLS photos are the most accurate depoverall credibility of this report.	h safety or seasonal con- en altered in some way on spection of the comps a	ditions such as snow or ice which pr (after the sale) in a manner that migl and has examined virtual tour photos	ohibit access or nt affect the provided by the
C O M				
E				
TS				
٥				
	COST APPROACE Support for the opinion of site value (summary of comparable land sales or other methods	for estimating site value)		
	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in	for estimating site value) n the marketplace, suppo	orted by vacant lots sales in the gene	ral market area,
	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a large based on data collection and review of larger land tract trades around the geographic	for estimating site value)  n the marketplace, supporcessonable range for the	orted by vacant lots sales in the gene neighborhood. Site sizes are adjuste	ral market area, ed at \$7500 per
0	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a large based on data collection and review of larger land tract trades around the geographic	for estimating site value)  In the marketplace, suppore reasonable range for the carea.  OPINION OF SITE V	neighborhood. Site sizes are adjuste	ed at \$7500 per
OST	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a sacre based on data collection and review of larger land tract trades around the geographic ESTIMATED.  REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs	for estimating site value) In the marketplace, supported to the carea.  OPINION OF SITE V Dwelling 2,037	neighborhood. Site sizes are adjuste  ALUE	ed at \$7500 per
OST APP	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a sacre based on data collection and review of larger land tract trades around the geographic ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bidrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.)	for estimating site value) In the marketplace, supported some supp	neighborhood. Site sizes are adjuste  ALUE	=\$ =\$ =\$
OST APPR	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a sacre based on data collection and review of larger land tract trades around the geographic ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data. Local bldrs.  Quality rating from cost service. Avg.+ Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult.	for estimating site value) In the marketplace, supported to the carea.  OPINION OF SITE V Dwelling 2,057 BSMT 1,064  Garage/Carport	ALUE Sq. Ft. @\$ Sq. Ft. @\$ Sq. Ft. @\$	ed at \$7500 per
APPROA	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a sacre based on data collection and review of larger land tract trades around the geographic ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Local bldrs.  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached	for estimating site value) In the marketplace, supported to the carea.  OPINION OF SITE V Dwelling 2,057 BSMT 1,064	ALUE Sq. Ft. @\$ Sq. Ft. @\$ Sq. Ft. @\$	=\$ =\$ =\$ =\$
OST APPR	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a care based on data collection and review of larger land tract trades around the geographic estimated. REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.	for estimating site value) In the marketplace, supported to the carea.  OPINION OF SITE V Dwelling 2,057 BSMT 1,064  Garage/Carport Total Estimate of Cost-Net Less Physical Depreciation	ALUE	=\$
OST APPROAC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a care based on data collection and review of larger land tract trades around the geographic estimated. REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.	for estimating site value) In the marketplace, supported to the carea.  OPINION OF SITE V Dwelling 2,057 BSMT 1,064  Garage/Carport Total Estimate of Cost-Nex Less Physical Depreciation Depreciated Cost of	ALUE	=\$ =\$ =\$ =\$ ( )
OST APPROAC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a sacre based on data collection and review of larger land tract trades around the geographic ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 65 Years.	for estimating site value) In the marketplace, supported some supp	ALUE	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$
OST APPROACH	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a sacre based on data collection and review of larger land tract trades around the geographic ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only) 65 Years INCOME APPROA	for estimating site value) In the marketplace, supported some supp	ALUE Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Improvements	=\$ =\$ =\$ =\$ =\$ =\$ =\$
OST APPROACH INCOM	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a sacre based on data collection and review of larger land tract trades around the geographic ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only) 65 Years  INCOME APPROA  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIES	for estimating site value) In the marketplace, supported some supp	ALUE Sq. Ft. @ \$ Sq. Ft. @ \$ Sq. Ft. @ \$ Functional External Improvements	=\$ =\$ =\$ =\$ =\$ =\$ =\$
OST APPROAC	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a scree based on data collection and review of larger land tract trades around the geographic ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only)  Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) INSUFFICIES	for estimating site value) In the marketplace, supported to the carea.  OPINION OF SITE V Dwelling 2,057  BSMT 1,064  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site  Indicated Value By ACH TO VALUE  = \$ NT DATA TO DEVELOP THEFOR PUDS (if applicable)	ALUE	=\$ =\$ =\$ =\$ =\$ =\$ =\$
OST APPROACH INCOM	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a acre based on data collection and review of larger land tract trades around the geographic ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only)  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIES  PROJECT INFORMATION F  Is the developer/builder in control of the Homeowners' Association (HOA)? Y Provide the following information for PUDS ONLY if the developer/builder is in control.	for estimating site value) In the marketplace, supported to the carea.  OPINION OF SITE V Dwelling 2,057 BSMT 1,064  Garage/Carport Total Estimate of Cost-Net Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site  Indicated Value By ACH TO VALUE = \$  NT DATA TO DEVELOP THEFOR PUDS (if applicable is No Unit type)	ALUE	=\$ =\$ =\$ =\$ =\$ proach
OST APPROACH IZCOME PU	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a acre based on data collection and review of larger land tract trades around the geographic ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bldrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation, is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 65 Years.  Estimated Monthly Market Rent.  Summary of Income Approach (including support for market rent and GRM). INSUFFICIES.  PROJECT INFORMATION F. Is the developer/builder in control of the Homeowners' Association (HOA)? You Provide the following information for PUDs ONLY if the developer/builder is in control Legal name of project.	for estimating site value) In the marketplace, support the marketplace and the marketplace area.  OPINION OF SITE V Developed 2,057 BSMT 1,064  Garage/Carport Total Estimate of Cost-Nex Less Physical Depreciation Depreciation Depreciated Cost of 'As-is' Value of Site  Indicated Value By ACH TO VALUE = \$  NT DATA TO DEVELOP THE CORPUDS (if applicable tes No Unit type of the HOA and the color of	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External  Improvements  Improvements  Cost Approach  Indicated Value by Income Ap  IE INCOME APPROACH  (s) Detached Attached  subject property is an attached of	=\$ =\$ =\$ =\$ =\$ proach
OST APPROACH INCOME PUD IN	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a acre based on data collection and review of larger land tract trades around the geographic ESTIMATED. REPRODUCTION OR X REPLACEMENT COST NEW.  Source of cost data Local bildrs.  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 65 Years.  Estimated Monthly Market Rent \$ X Gross Rent Multiplier.  Summary of Income Approach (including support for market rent and GRM). INSUFFICIENT PROJECT INFORMATION For the developer/builder in control of the Homeowners' Association (HOA)? You Provide the following information for PUDs ONLY if the developer/builder is in control Legal name of project.  Total number of units for sale.	for estimating site value) In the marketplace, support the marketplace and the marketplace area.  OPINION OF SITE V Developed 2,057 BSMT 1,064  Garage/Carport Total Estimate of Cost-Nex Less Physical Depreciation Depreciation Depreciated Cost of 'As-is' Value of Site  Indicated Value By ACH TO VALUE = \$  NT DATA TO DEVELOP THE CORPUDS (if applicable tes No Unit type of the HOA and the color of	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External  Improvements  Improvements  Indicated Value by Income Ap  IE INCOME APPROACH  (s) Detached Attached as subject property is an attached of Data Source(s)	=\$ =\$ =\$ =\$ =\$ proach
OST APPROACH IZCOME PUD I	Support for the opinion of site value (summary of comparable land sales or other methods. The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a lacre based on data collection and review of larger land tract trades around the geographic estimated.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bldrs  Quality rating from cost service. Avg+ Effective date of cost data. 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only). 65 Years  INCOME APPROA  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIE  PROJECT INFORMATION F  Is the developer/builder in control of the Homeowners' Association (HOA)? You have the following information for PUDs ONLY if the developer/builder is in control to the following information for PUDs ONLY if the developer/builder is in control to the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units?  Yes No Da	for estimating site value) In the marketplace, support the marketplace, support the marketplace, support to the marketplace, support to the marketplace, support to the marketplace and the marketplace area.  OPINION OF SITE V Development Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site  Indicated Value By ACH TO VALUE = \$  NO Unit type of the HOA and the look of the HOA and the look of the HOA and the look of the Source(s)	ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional External  Improvements  Improvements  Indicated Value by Income Ap  IE INCOME APPROACH  (s) Detached Attached as subject property is an attached of Data Source(s)	=\$ =\$ =\$ =\$ =\$ proach
OST APPROACH IZCOME PUD INFORMA	Support for the opinion of site value (summary of comparable land sales or other methods: The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a scree based on data collection and review of larger land tract trades around the geographic extremely appropriate trades around the geographic extremely appropriate to extimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only) 65 Years income approach (including support for market rent and GRM) INSUFFICIENT extremely approach to control of the Homeowners' Association (HOA)? Years are represented to extremely project to control of the Homeowners' Association (HOA)? Years are represented to extremely project contain any multi-dwelling units? Yes No Da Are the units, common elements, and recreation facilities complete?	for estimating site value) In the marketplace, support the marketplace, support the marketplace, support to the marketplace, support to the marketplace, support to the marketplace and the marketplace area.  OPINION OF SITE V Development Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of 'As-is' Value of Site  Indicated Value By ACH TO VALUE = \$  NO Unit type of the HOA and the look of the HOA and the look of the HOA and the look of the Source(s)	ALUE	=\$ =\$ =\$ =\$ =\$ proach
OST APPROACH INCOME PUD INFORMATI	Support for the opinion of site value (summary of comparable land sales or other methods: The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a scre based on data collection and review of larger land tract trades around the geographic ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Local bidrs  Quality rating from cost service Avg+ Effective date of cost data 12/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  As the actual age of the improvements exceeds ten years, depreciation is difficult to estimate and subject to error; cost approach not accomplished. The attached sketch illustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only) 65 Years  INCOME APPROA  Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM) INSUFFICIE!  Summary of Income Approach (including support for market rent and GRM) INSUFFICIE!  PROJECT INFORMATION F  Is the developer/builder in control of the Homeowners' Association (HOA)? You have the following information for PUDs ONLY if the developer/builder is in control control number of units for sale  Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Da Are the units, common elements, and recreation facilities complete? Yes	for estimating site value) In the marketplace, support the marketplace, support the marketplace, support to the marketplace, support to the marketplace, support to the marketplace, support to the marketplace of the marketp	ALUE	=\$ =\$ =\$ =\$ =\$ proach
OST APPROACH INCOME PUD INFORMAT	Support for the opinion of site value (summary of comparable land sales or other methods: The estimated value for the subject's lot (\$135K) is extracted from improved properties in assessment data and proportional analyses. The land to value ratio at 22% falls within a lacre based on data collection and review of larger land tract trades around the geographic extended and subject to properties. The land to value ratio at 22% falls within a lacre based on data collection and review of larger land tract trades around the geographic extended and subject to properties of the subject later of the later of cost data. The later of cost data is considered and subject to error; cost approach not accomplished. The attached sketch itlustrates the subject's dimensions from the municipal records.  Estimated Remaining Economic Life (HUD and VA only) 65 Years income approach (including support for market rent and GRM) INSUFFICIES.  Estimated Monthly Market Rent \$ X Gross Rent Multiplier. Summary of Income approach (including support for market rent and GRM) INSUFFICIES.  PROJECT INFORMATION F is the developer/builder in control of the Homeowners' Association (HOA)? Y. Provide the following information for PUDs ONLY if the developer/builder is in control Legal name of project. Total number of units for sale. Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Da Are the units, common elements, and recreation facilities complete? Yes Are the common elements leased to or by the Homeowners' Association? Yes No	for estimating site value) In the marketplace, support the marketplace, support the marketplace, support to the marketplace, support to the marketplace, support to the marketplace, support to the marketplace of the marketp	ALUE	=\$ =\$ =\$ =\$ =\$ proach

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

### APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

- 20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

### SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

Company Name DAWN E WICKS APPRAISALS, LLC Company Address 123 BRYNMOOR COURT  Telephone Number (860) 491-9200  Email Address wilkesau@optonline.net Date of Signature and Report 04/22/2020 Effective Date of Appraisal 04/15/2020 State Certification # RCR0000800 or State License # State Crt  Expiration Date of Certification or License 04/30/2020  ADDRESS OF PROPERTY APPRAISED  2 Baid Hill Road  South Kent, CT 06785 APPRAISED VALUE OF SUBJECT PROPERTY \$ 600,000  CILENT  Name Attorney Michael Rybak, Jr. Company Name Mr. R. Bruce Hunter, MAI  Company Name Mr. R. Bruce Hunter, MAI  Company Name Mr. R. Bruce Hunter, MAI  Company Address of Company Address of Comparable sales from street  Did not inspect exterior of comparable sales from street  Did not inspect exterior of comparable sales from street  Did not inspect exterior of comparable sales from street  Did not inspect exterior of comparable sales from street  Did inspect exterior of comparable sales from street  Did inspect exterior of comparable sales from street  Did inspect exterior of comparable sales from street	Signature Dawn E. William Name Dawn E. Wicks	SUPERVISORY APPRAISES (ONLY IF REQUIRED) Signature Name R Bruge Hunter, MAI
FARMINGTON, CT 06032   Telephone Number   (860) 491-9200   Telephone Number   (860) 491-9200   Telephone Number   (860) 491-9200   Telephone Number   (860) 677-9646   Telephone Number   (860) 491-9200   Telephone Number   (860) 677-9646   Telep		Company Name HUNTER ASSOCIATES, LLC
Telephone Number (860) 491-9200  Email Address wilk-sau@optonLine net Date of Signature and Report 04/22/2020 Date of Signature and Report 04/22/2020 State Certification # RCR0000800 State Certification # RCR0000800 Or State License # State CT Expiration Date of Certification or License 04/30/2020 State CT Expiration Date of Certification or License 04/30/2020  Did not inspect subject property  ADDRESS OF PROPERTY APPRAISED  Did not inspect subject property from streel Date of Inspection Date of Inspection Date of Subject property  Did inspect exterior of subject property Date of Inspection Date of Certification or License  O4/30/2020  Did inspect interior and exterior of subject property Date of Inspection Date of Certification or License Subject property Date of Inspection Date of Certification or License  O4/30/2020  Did inspect exterior of subject property Date of Inspection Date of Certification or License  O4/30/2020  Did inspect interior and exterior of subject property Date of Inspection Date of Certification or License  O4/30/2020  Did inspect exterior of subject property Date of Inspection  O4/1/5/2020  Did inspect of comparable sales from street Did inspect exterior of comparable sales from street Did inspect exterior of comparable sales from street Did inspect exterior of comparable sales from street	Company Address 123 BRYNMOOR COURT	Company Address 772 FARMINGTON AVENUE
Email Address wilkesau@optonline net  Date of Signature and Report 04/22/2020  Effective Date of Appraisal 04/15/2020  State Certification # RC0000800  State Certification # RC0000800  State Certification # RC0000800  State Cortification # RC0000800  State CT  Expiration Date of Certification or License 04/30/2020  SUBJECT PROPERTY  ADDRESS OF PROPERTY APPRAISED  2 Baid Hill Road  South Kent, CT 06785  APPRAISED VALUE OF SUBJECT PROPERTY \$ 600,000  CLIENT  Name Attorney Michael Rybak, Jr  Company Name Mr. R. Bruce Hunter, MAI  Company Name Mr. R. Bruce Hunter, MAI  Company Address of Oduion, Stevens & Rybak LLP  PO Box 338 Litchfield, CT 06759  Email Address bruch@hunterIlc.com  Date of Signature 04/22/2020  State Cartification # RCG0000297  or State License #  RCG0000297  State CT  Expiration Date of Certification or License 04/30/2020  SUBJECT PROPERTY  SUBJECT PROPERTY  Did not inspect subject property  Date of Inspection 04/15/2020  Did inspect interior and exterior of subject property  Date of Inspection of Comparable sales from street  Date of Signature 04/22/2020  State Certification # RCG0000297  or State License #  State CT  Expiration Date of Certification or License 04/30/2020  SUBJECT PROPERTY  SUBJECT PROPERTY  Date of Inspect exterior of subject property  Date of Inspect interior and exterior of subject property  COMPARABLE SALES  COMPARABLE SALES  To do not inspect exterior of comparable sales from street  Did inspect exterior of comparable sales from street  Did inspect exterior of comparable sales from street  Did inspect exterior of comparable sales from street	GOSHEN, CT 06756	FARMINGTON, CT 06032
Date of Signature and Report 04/22/2020  Effective Date of Appraisal 04/15/2020  State Certification # RCG0000800  or State License #  or Other  State CT  Expiration Date of Certification or License 04/30/2020  SUBJECT PROPERTY  ADDRESS OF PROPERTY APPRAISED  Did not inspect subject property  Subject property from streel  Did not inspect of subject property from streel  Did inspect interior and exterior of subject property  Did inspect interior and exterior of subject property  Did inspect interior and exterior of subject property  Date of Signature 04/22/2020  State Certification # RCG0000297  or State License #  State CT  Expiration Date of Certification or License 04/30/2020  SUBJECT PROPERTY  Did not inspect subject property from streel  Date of Inspection 04/15/2020  Did inspect interior and exterior of subject property  Date of Inspection  COMPARABLE SALES  COMPARABLE SALES  Did not inspect exterior of comparable sales from streel  Did inspect exterior of comparable sales from streel  Did inspect exterior of comparable sales from streel	Telephone Number (860) 491-9200	Telephone Number (860) 677-9646
Effective Date of Appraisal 04/15/2020 State Certification # RC0000800 State Certification # RC0000800 Or State License # Or Other State CT Expiration Date of Certification or License  ADDRESS OF PROPERTY APPRAISED  Did not inspect subject property  Bald Hill Road South Kent, CT 06785 APPRAISED VALUE OF SUBJECT PROPERTY \$ 600,000 CLIENT Name Attorney Michael Rybak, Ir Company Name Mr R. Bruce Hunter, MAI Company Address do Guion, Stevens & Rybak LLP PO Box 338 Litchfield, CT 06759  State Certification # RCG0000297 or State License # State CT Expiration Date of Certification or License  O4/30/2020 SUBJECT PROPERTY  SUBJECT PROPERTY  SUBJECT PROPERTY  Did not inspect subject property from streel Date of Inspection  COMPARABLE SALES  Did not inspect exterior of comparable sales from streel Did inspect exterior of comparable sales from streel Did inspect exterior of comparable sales from streel	Email Address wilkesau@optonline.net	Email Address bruceh@hunterllc.com
State Certification # RCR0000800  or State License #  or State License #  State CT  Expiration Date of Certification or License  ADDRESS OF PROPERTY APPRAISED  2 Bald Hill Road  South Kent, CT 06785  APPRAISED VALUE OF SUBJECT PROPERTY \$ 600,000  CLIENT  Name Attorney Michael Rybak, Jr.  Company Name Mr R. Bruce Hunter, MAI  Company Address do Guion, Stevens & Rybak LLP  PO Box 338 Litchfield, CT 06759  or State License #  State CT  Expiration Date of Certification or License  04/30/2020  SUBJECT PROPERTY  SUBJECT PROPERTY  SUBJECT PROPERTY  SUBJECT PROPERTY  Did not inspect subject property from streel  Date of Inspection  Address do Guion, Stevens & Rybak LLP  Did not inspect exterior of comparable sales from streel  Did not inspect exterior of comparable sales from streel	Date of Signature and Report 04/22/2020	
State CT Expiration Date of Certification or License  ADDRESS OF PROPERTY APPRAISED  2 Baid Hill Road South Kent, CT 06785 APPRAISED VALUE OF SUBJECT PROPERTY \$ 600,000  APPRAISED VALUE OF SUBJECT PROPERTY \$ 600,000  CLIENT Name Attorney Michael Rybak, Jr. Company Name Mr. R. Bruce Hunter, MAI Company Address c/o Guion, Stevens & Rybak LLP PO Box 338 Litchfield, CT 06759  State CT Expiration Date of Certification or License  O4/30/2020  SUBJECT PROPERTY  SUBJECT PROPERTY  Did not inspect subject property from streel Date of Inspection O4/15/2020 Did inspect interior and exterior of subject property Date of Inspection  COMPARABLE SALES  Did not inspect exterior of comparable sales from streel Did inspect exterior of comparable sales from streel Did inspect exterior of comparable sales from streel	Effective Date of Appraisal 04/15/2020	100000000
State CT Expiration Date of Certification or License 04/30/2020  ADDRESS OF PROPERTY APPRAISED  2 Bald Hill Road South Kent, CT 06785 APPRAISED VALUE OF SUBJECT PROPERTY \$ 600,000 CLIENT Name Attorney Michael Rybak, Jr Company Name Mr. R. Bruce Hunter, MAI Company Address c/o Guion, Stevens & Rybak LLP PO Box 338 Litchfield, CT 06759  Expiration Date of Certification or License 04/30/2020 Did not inspect subject property Did not inspect subject property from streel Did not inspect interior and exterior of subject property Date of Inspection  COMPARABLE SALES  Did not inspect exterior of comparable sales from streel Did inspect exterior of comparable sales from streel	State Certification # RCR0000800	
State CT Expiration Date of Certification or License 04/30/2020  ADDRESS OF PROPERTY APPRAISED  2 Baid Hill Road South Kent, CT 06785  APPRAISED VALUE OF SUBJECT PROPERTY \$ 600,000  CLIENT  Name Attorney Michael Rybak, Jr.  Company Name Mr. R. Bruce Hunter, MAI  Company Address of Oguion, Stevens & Rybak LLP  PO Box 338 Litchfield, CT 06759  SUBJECT PROPERTY  Did not inspect subject property  Did not inspect subject property  Did not inspect atterior of subject property  Date of Inspection  COMPARABLE SALES  Did not inspect exterior of comparable sales from street	or State License #	52
ADDRESS OF PROPERTY APPRAISED  2 Bald Hill Road  South Kent, CT 06785  APPRAISED VALUE OF SUBJECT PROPERTY \$ 600,000  CLIENT  Name Attorney Michael Rybak, Jr.  Company Name Mr. R. Bruce Hunter, MAI  Company Address of Oguion, Stevens & Rybak LLP  PO Box 338 Litchfield, CT 06759  Did not inspect subject property  Did not inspect subject property  Did not inspect subject property  Did not inspect atterior of subject property from streel  Date of Inspection  O4/15/2020  Did inspect interior and exterior of subject property  Date of Inspection  COMPARABLE SALES  Did not inspect exterior of comparable sales from streel  Did inspect exterior of comparable sales from streel	or Other	Expiration Date of Certification or License 04/30/2020
ADDRESS OF PROPERTY APPRAISED  2 Bald Hill Road  South Kent, CT 06785  APPRAISED VALUE OF SUBJECT PROPERTY \$ 600,000  CLIENT  Name Attorney Michael Rybak, Jr.  Company Name Mr. R. Bruce Hunter, MAI  Company Address c/o Guion, Stevens & Rybak LLP  PO Box 338 Litchfield, CT 06759  Did not inspect subject property  Did inspect interior and exterior of subject property  Date of Inspection  COMPARABLE SALES  Did not inspect exterior of comparable sales from street  Did inspect exterior of comparable sales from street		
2 Bald Hill Road South Kent, CT 06785 APPRAISED VALUE OF SUBJECT PROPERTY \$ 600,000 CLIENT Name Attorney Michael Rybak, Jr. Company Name Mr. R. Bruce Hunter, MAI Company Address c/o Guion, Stevens & Rybak LLP PO Box 338 Litchfield, CT 06759  X Did inspect exterior of subject property from streel Date of Inspection Date of Inspection COMPARABLE SALES  X Did not inspect exterior of comparable sales from streel Did inspect exterior of comparable sales from streel	Expiration Date of Certification or License 04/30/2020	SUBJECT PROPERTY
Name Attorney Michael Rybak, Jr.  Company Name Mr. R. Bruce Hunter, MAI  Company Address c/o Guion, Stevens & Rybak LLP  PO Box 338 Litchfield, CT 06759  COMPARABLE SALES  Litchfield, CT 06759  COMPARABLE SALES  Did not inspect exterior of comparable sales from street	2 Bald Hill Road  South Kent, CT 06785  APPRAISED VALUE OF SUBJECT PROPERTY \$ 600,000	X Did inspect exterior of subject property from streel  Date of Inspection 04/15/2020  Did inspect interior and exterior of subject property
Company Name Mr. R. Bruce Hunter, MAI  Company Address c/o Guion, Stevens & Rybak LLP  PO Box 338 Litchfield, CT 06759  Did not inspect exterior of comparable sales from street  Did inspect exterior of comparable sales from street	Name Attorney Michael Rybak Jr	COMPARADI E CALEC
PO Box 338 Litchfield, CT 06759  Did inspect exterior of comparable sales from street		COMPARABLE SALES
PO BOX 538 Edicilited, CT 00/39		X Did not inspect exterior of comparable sales from street
	PO Box 338 Litchfield, CT 06759	Did inspect exterior of comparable sales from street
Filiali Vadiess	Email Address	Date of Inspection

			ADI	DITIONAL COMP	RABLES					
Intended User	C	. P. D. bab. I I D	·							
		s & Rybak, LLP	***							
The state of the s	Hill Road	- 2000	CONST (Compactication)		Service Victor			mark Co.	no de maria	
City South Kent		Car	inty Litchfield		State CT			Zip	Code 06785	
Client	Mr. R. Bruce	Hunter, MAI						_		
FEATURE	SL	BJECT	COMPARABLE	SALE NO. 4	COMP	ARABLE S	SALE NO. 5		COMPARABLE SA	ALE NO 6
2 Bald Hill Road		12 West Mountain Road		76 Blackville Ro	oad		207 Be	e Brook Road		
Address South Kent, CT 06785		Washington, CT 06793		Washington, CT	06794		Washi	gton, CT 06794		
Stantisting of the stantistic					00131					
Proximity to Subject			10 44 miles SE		7,80 miles SE			6 46 miles SE \$ 549,000		
Sale Price	\$			\$ 599,000		\$	585,000			549,000
Sale Price/Gross Liv. Area	\$	sq. ft.	\$ 270 55 sq. ft.		\$ 320.72	g sq. ft,		\$	221.28 sq. ft.	
Data Source(s)			TData,MLS		TData,MLS			TData,	MLS	
Verification Source(s)			V244, P772 - DOM 42		V243, P742 - D	OM 196		V245.	P550 - DOM 144	
VALUE ADJUSTMENTS	DESC	RIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRI	U.S. Company of the C	+(-)\$ Adjustment		DESCRIPTION	+(-)\$ Adjustment
	DEGG	THE THOR		1,74	ArmLth		1.00	ArmLt		
Sale or Financing			ArmLth		I .			1	"	
Concessions			Conv		Conv			Conv		
Date of Sale/Time			09/03/2019		04/29/2019			11/13/	2019	
Location	Avg/Good		Avg/Good		Avg/Good			Avg/G	ood	
Leasehold/Fee Simple	Fee Simple		Fee Simple		Fee Simple			Fee Sin	nple	
Site	3.89 Acres		I.16 Acres	+20 500	5.03 Acres		-8.500	1.78 A	cres	+16,000
			100000000000000000000000000000000000000	20,500	LtWds			Wds,B		
View	Water, Nbrho		Distant Wds		-			17775-1477	100.010	
Design (Style)	Cape Cod		Cape Cod		Cape Cod			Coloni		
Quality of Construction	Avg/Good		Avg/Good		Avg/Good			Avg/G		
Actual Age	YB 1932/Re	nov	YB 1949/Renov		YB 1940/Renov			YB 20	06	
Condition	Good		Good		Avg/Good		+25,000	Good		
Above Grade	Total Bdr	ms. Baths	Total Bdrms Baths	5	Total Bdrms	Baths			Bdrms. Baths	
	-				7 3	2F1H		7	4 2F1H	
Room Count		3 2F1H								17.006
Gross Living Area	2,057	sq. ft.	2,214 sq. f	ft6,500		sq. ft.	+9,500		2,481 sq. ft.	-17,000
Basement & Finished	Eff. Full		Full		Eff. Full			Eff. Fu		
Rooms Below Grade	Unfinished		Unfinished		Unfinished			Semifi	n-no value	
Functional Utility	Avg for Mar	ket	Avg for Market		Avg for Market			Ave fo	r Market	
Heating/Cooling	Oil/CAC		Oil/CAC		Gas/CAC			OiVC/		
	100000000000000000000000000000000000000								Споwn	
Energy Efficient Items	None Know	1	None Known		None Known					15.000
Garage/Carport	2C Garage		2C Garage		2C Garage			IC Ga		+5,000
Porch/Patio/Deck	Patios		Porches Decks		None		+8,000	Porch,	Deck	
Fireplaces	l Fpl		1 Fpl		1 Fpl			1 Fpl		
Extras, Outbldngs	Studio @ Ga	ır	None	+9,50	Pool, Cabana		-15,000	Shed-r	o value	+9,500
E-Attas, Contology	Cidato pa ci									
A1 . A P			X + -	\$ 23,500	X +		\$ 19,000		X + -	\$ 13,500
Net Adjustment (Total)	-			7,040			12,000	Net A	alcourt limited	15,500
			Net Adj. 3,92	%	Net Adj.	3.25 %				
Adjusted Sale Price			. 557		-			1		_
Adjusted Sale Price of Comparables			. 557	% \$ 622,50I	Gross Adj.	11.28 %	\$ 604,000	Gros	s Adj. 8,65 %	
1 1			. 557	% \$ 622,50I	-	11.28 %	\$ 604,000	1		
of Comparables			Gross Adj. 6.09	% \$ 622,50I	Gross Adj.	11.28 %	\$ 604,000	Gros	s Adj. 8,65 %	
of Comparables ITEM Date of Prior Sale/Transfer		04/13/2017	Gross Adj. 6.09	% \$ 622,50I	Gross Adj.	11.28 %	\$ 604,000	Gros	s Adj. 8,65 %	
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer		04/13/2017 620,000	Gross Adj. 6.09 SUBJECT	% \$ 622,50	Gross Adj. SALE #4	11.28 % COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000	Gross Adj. 6.09 SUBJECT	% \$ 622,50	Gross Adj. SALE #4	11.28 % COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		04/13/2017 620,000 Kent land recor	Gross Adj. 6.09 SUBJECT	% \$ 622,50  COMPARABLE  Washington land records	Gross Adj. SALE #4	COMF	\$ 604,000 PARABLE SALE	Gros	s Adj. 8,65 % COMPARABLE Washington land record	SALE #6

		ADDIT	IONAL COMMENT	S	
Intended User	Guion, Stevens & Rybak, LLP				
Property Address	2 Bald Hill Road				
City South Kent	County	Litchfield	State	CT	Zip Code 06785
Client	Mr. R. Bruce Hunter, MAI				

### **SCOPE OF APPRAISAL**

The Client AND Intended User is defined as the Law office of Guion, Stevens & Rybak, LLP. Attorney Michael Rybak, Jr. is our point of contact in this matter. ^Other intended users would be the independent property owner(s), CT Siting Council. It is feasible the appraisal may be utilized in judicial matters in the Courts of the State of Connecticut and/or The United States.

The intended use of the appraisal is to assist with the impact study related to the proposed cell tower located in close proximity of the subject.

# NO OTHER INTENDED USE NOR USERS ARE STIPULATED.

SINCE MARCH 11, 2020, THE DATE THE WORLD HEALTH ORGANIZATION IDENTIFIED COVID-19 A PANDEMIC, THE UNITED STATES OF AMERICA HAS BEEN REACTING TO THE THREAT OF THIS WORLDWIDE VIRUS.

THE APPRAISER IS UNAWARE WHETHER ANYONE ON PREMISES OR VISITING THE SUBJECT PROPERTY IS INFECTED WITH THE COVID-19 VIRUS OR HAS COME IN CONTACT WITH ANYONE INFECTED WITH THE COVID-19 VIRUS. NO TESTS WERE CONDUCTED TO DETERMINE THE PRESENCE OF THE COVID-19 VIRUS IN THE SUBJECT. THE READER MAY REQUEST TESTING, BY TRAINED PROFESSIONAL, FOR THE PRESENCE OF THE COVID-19 VIRUS.

AT THIS TIME IT IS TOO EARLY TO DETERMINE IF ANY EFFECT ON MARKETABILITY CAN BE DISCERNED IN DIRECT OR INDIRECT RELATION TO THE COVID-19 PANDEMIC.

The appraisal is made subject to the extraordinary assumptions listed within the report. An extraordinary assumption relates to the "as is" findings as of April 15, 2020 in that the immediate neighborhood consists of improved single family residences and unimproved lightly wooded parcels of land only. While a parcel along the subject's street (Tax map 10-22-38 or Parcel ID: 1019 and Account #00007400 - opposing side of roadway and subject site) is the subject of a proposed cell tower installation, no such decision has been rendered on the matter. The extraordinary assumption relies on the parcel remaining as an undeveloped unit with prospective residential use only.

Access to the land records was limited to online services and phone conversations with municipal personnel. The Appraiser is not learned about title search nor building inspection. Mechanical and utility systems, plumbing, heating, appliances were not tested for this assignment.

Both Appraisers, Dawn E. Wicks, and R. Bruce Hunter, made a walk about the exterior of the improvements only; no interior access was pursued.

### NEIGHBORHOOD BOUNDARIES

Market extends throughout Kent to neighboring and competing towns of northwestern CT/Litchfield County. Typically, Cornwall, Sharon, Washington and Warren are the foremost CT towns in this region which are reviewed for the market analysis in this market segment. For weekend/second-home buyers, the expanded market would include any similar community within a reasonable drive from the greater New York metropolitan area. The search for reasonable and representative comparable active, pending and sold properties has been undertaken with an emphasis on locational influences such as setting, historic village centers with services & conveniences, proximity to seasonal recreation (lakes, ski areas, hiking trails, etc.), theater/arts, tourist attractions & restaurants. Attempts have been made to develop sales with a similar setting and character. Due to the scarcity of truly similar annual sales, the data search was drawn back in time to early 2019.

### NEIGHBORHOOD DESCRIPTION

The small-town character and scenic environment draw tourists seeking respite year-round. The market segment would find property in neighboring towns similarly enticing. Most of these towns enjoy a historic village center offering municipal offices, cafes, library and conveniences. Regional public high schools, and multiple private schools service much of the community. Passive recreation opportunities abound with the proximity of the Housatonic River, lakes, and access to Land Trusts and various other nature preserves in the general neighborhood of these towns. The variety of price points within the immediate region is common to Litchfield County neighborhoods, based on land area, design and character of each individual property. No adverse locational influences were noted [see comments regarding proposed cell tower in the subject neighborhood].

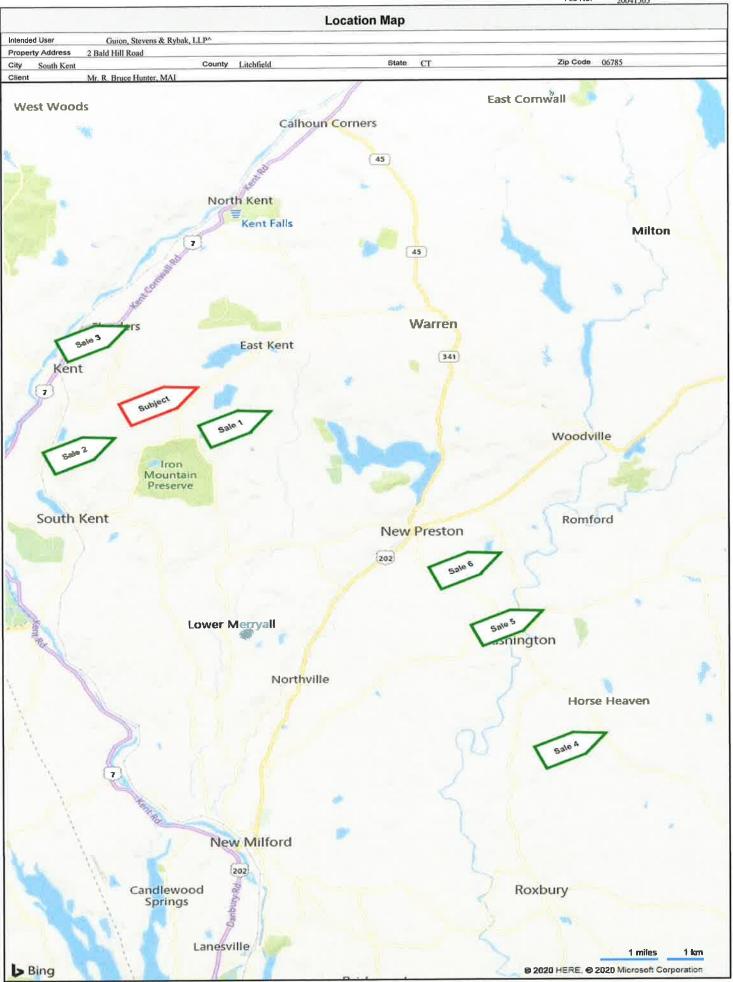
### MARKET CONDITIONS

A REVIEW OF SOLD PROPERTIES FROM SEVERAL YEARS AGO HAS BEEN MADE TO ADEQUATELY COMPLETE THIS APPRAISAL. FROM SITE VALUATION TO CONTRIBUTION OF SPECIFIC AMENITIES, ADJUSTMENT CRITERIA RELIES ON A THOROUGH INVESTIGATION OF THE MARKET AT LARGE. OFTEN, IN THIS PART OF NORTHWESTERN CT, SELLERS SWITCH REALTY OFFICES, OR AGENTS HOLD LISTINGS PRIVATELY IN-HOUSE BEFORE THE PROPERTY GOES ON THE "OPEN" MARKET THROUGH MLS. THEREFORE, THE SPECIFIC LISTING HISTORY FOR EACH PROPERTY MAY BE MISREPRESENTED, ESPECIALLY WITH REGARD TO DAYS ON MARKET AND PRICE RATIOS. MARKET CONDITIONS SUFFERED SINCE MID 2008, ALTHOUGH THE LOSSES SOFTENED DURING 2011. NO MEASURED VALUE DECLINES SINCE 2012; NO TIME ADJUSTMENTS UTILIZED IN THIS APPRAISAL.

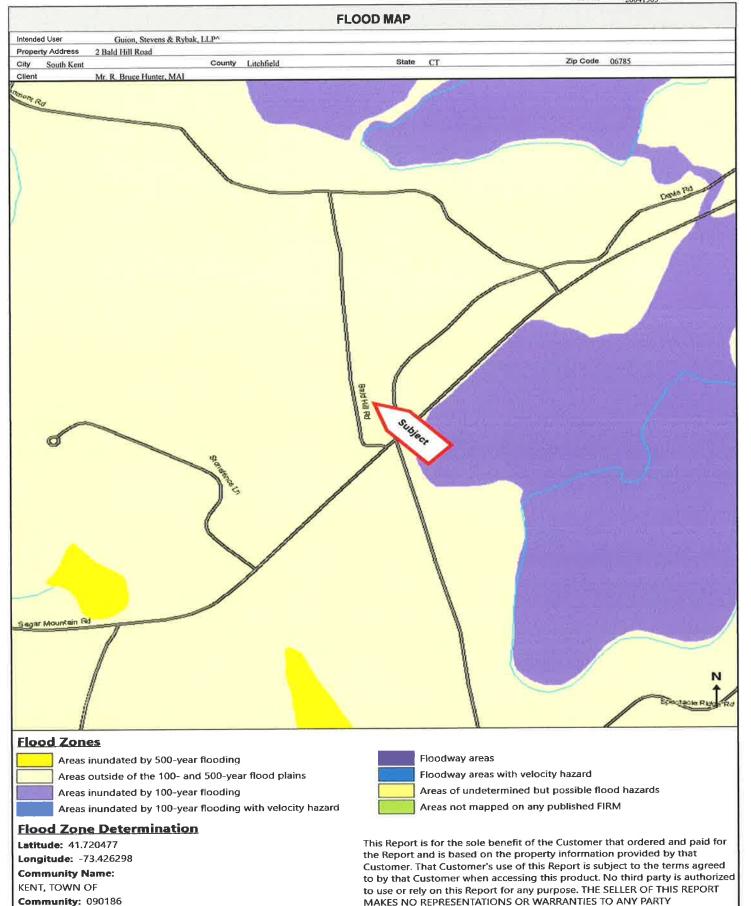
GIVEN THE SUBJECT'S OVERALL APPEAL, AN ELONGATED MARKET TIME WOULD NOT BE REASONABLY ANTICIPATED, UNLESS UNREALISTICALLY PRICED FOR MARKET CONDITIONS. LITCHFIELD COUNTY PROPERTIES OFTEN EXPERIENCE SEASONAL EFFECTS ON REQUIRED EXPOSURE TIME. MOST HOMES ARE SOUGHT AND CONTRACTED DURING THE MONTHS FROM APRIL-OCTOBER.

# ADVERSE SITE CONDITIONS AND/OR EXTERNAL FACTORS

Private well & septic systems are typical for the area and have no impact on value or marketability. Condition of the private utilities is not known; assumed in adequate working order such that continued use and enjoyment of the residence is reasonably anticipated. All of the sales included in this appraisal are serviced by private well and septic systems.



SITE PLAN Guion, Stevens & Rybak, LLP^ Intended User Property Address 2 Bald Hill Road Zip Code 06785 State County Litchfield City South Kent Mr. R. Bruce Hunter, MAI THE ESTATE OF DAVID E. PEARSALL, IL STEVEN W. MILLER & JACK LEVY, JR. 982 A PROPERTY BOUNDHRY SURVEY MAP PREPARED FOR



DAWN E. WICKS APPRAISALS, LLC

SFHA (Flood Zone): No

Zone: C

Panel: 0008B

FIPS Code: 09005

Within 250 ft. of multiple flood zones: No

Map #: 0901860008B

Census Tract: 2661

Panel Date: 03/04/1980

CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS

liability to any third party for any use or misuse of this Report.

REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS

FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any

Intended User Guion, Stevens & Rybak, LLP^ Property Address 2 Bald Hill Road Zip Code 06785 State CT City County Litchfield South Kent Client Mr. R. Bruce Hunter, MAI

#### BK 184 **PG 377**

WARRANTY DEED

Return To: Ackerly Brown, LLP PO Box 158 Sharon, CT 06069

#### WARRANTY DEED (STATUTORY)

We, Steven Miller and Jack M. Levy of 250 W. 27th Street, Apt. 2B, New York, NY 10001, ("Grantors") for consideration of Six Hundred Twenty Thousand Dollars and No Cents (\$620,000.00) grant to Matthew L. Harris and Bonnie Harris of 24 W. 69<sup>th</sup> Street, Apt. 5A, New York, NY 10023 ("Grantees") as joint tenants with rights of survivorship, with WARRANTY COVENANTS, all that certain piece or parcel of land, with the buildings and all other improvements thereon, situated in the Town of Kent, County of Litchfield and State of Connecticut, known as 2 Bald Hill Road, bounded and described as

See schedule A attached hereto and incorporated herein.

Signed this day of April, 2017.

WITNESSED AS TO BOTH:

STATE OF NEW YORK

as: New York

day of April, 2017

COUNTY OF NEW YORK

On this the  $4^{1/2}$  day of April, 2017, before me, the undersigned, Steven Miller and Jack M. Levy, personally appeared, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained as their free act and deed.

Jack M. I

Notary Public: My Commission Expires:

Grantee's Mailing Address: Matthew L. Harris Bonnie Harris 24 W. 69th Street, Apt. 5A New York, NY 10023

Notary Public, State of New York No. 01JO6188799 Guelled in New York County Commission Expires June 16, 2020

BK: 184 PG: 377

## Schedule A Property Description

A certain parcel of land with all improvements thereon lying on the northerly side of Connecticut State Highway Route #341 in the Town of Kent, County of Litchfield and Sate of Connecticut, containing 4 acres, more or less, bounded as follows:

EASTERLY:

by Town Road;

SOUTHEASTERLY:

by Connecticut State Highway #341;

SOUTHERLY:

by gravel road;

WESTERLY:

by Bald Hill Road; and

NORTHERLY:

by land now or formerly of Janet R. Spencer.

The northerly boundary being a stone wall running easterly from the east line of Bald Hill Road to the west line of said Town Road and being the first east-west stone wall lying northerly from Connecticut State Highway Route #341.

CONVEYANCE TAXES PAID State \$4650.00 Local \$1550.00 Received for Record at Kent, CT On 04/13/2017 10:46:48 AM

BK: 184 PG: 378

20041505 **SKETCH ADDENDUM** Intended User Guion, Stevens & Rybak, LLP^ 2 Bald Hill Road Property Address Zip Code 06785 City County Litchfield State South Kent Client Mr. R. Bruce Hunter, MAI FPL2 Interior Well 1 Interior Well 2 Interior Fit 2 Interior Fit 2 Heal Type AC Type Total Befroms Total Birms Total Half Satus Total Rooms Bath Style Kuchen Style. Stories
Occupancy
Exterior Wall 1
Exterior Wall 2
Roof Structure
Roof Cover Property Location
Vision ID ID39 Descript 1.5 STO Sarage Frushed Half Story Flavshed Porch Open, Flaished Basement Unhrushed Three Ouarler Story III Gross Ly / Lease Area 175 Sub 123355 385 I -Sub Sub Ty LOB Links Limit Foc. 12 2 BALD THE RD Description 7 Rooms Average Average Oil
Hot Water
Control
3 Bedroonis Cape Cod Residentia 'Cable/Hip Asali/F Gls/Caip Hardwood Plastered Wood Shingle Description Account # LIVIN 245000408 00007700 Decressation %
Functional Obsol
External Obsol
I rend Factor
Condition %
Parcell Good
Obey % Our
Dep W Our Comment
Miss larp Our Comment
Miss larp Our Comment
Cost to Cure Our Cost to Cure Over Cost to Cure Ove 1,208 480 490 15 330 193 1132 1064 Corres Unit Year Buil! Effective Year Built Remodel Rating Adjust Type Cardo Fil Building Value New Your Romodeled Depreciation Code Element Cc Description Ett Area Code Map (D THI 95 61 47 86 19 72 4 78 9 51 71 70 262 BB ----Undeprec Value 115.492 18.355 22.945 2.897 1.817 5.641 31.170 5 Bldg # Appr V 4,500 265 072 48 Bldg Name Sec# 1 of 33 838 --Card # Ŧ, 34 State Use 101 Print Date 4/8/2026 4 73 06 PM

HARRIS #220125 File No. 200

#### PHOTOGRAPH ADDENDUM Intended User Guion, Stevens & Rybak, LLP^ Property Address 2 Bald Hill Road Zip Code 06785 State CT County Litchfield City South Kent Client Mr. R. Bruce Hunter, MAI



**FRONT VIEW OF** SUBJECT PROPERTY



**REAR VIEW OF SUBJECT PROPERTY** 



STREET SCENE OF **SUBJECT PROPERTY** 

Zip Code 06785

## Intended User Guion, Stevens & Rybak, LL.P^ Property Address 2 Bald Hill Road

City South Kent County Litchfield State CT

Client Mr. R. Bruce Hunter, MAI



#### **COMPARABLE #1**

99 Upper Kent Hollow Road South Kent, CT 06785

 Price
 \$625,000

 Price/SF
 323.83

 Date
 09/30/2019

 Age
 YB 2002

 Room Count
 7-2-2F

 Living Area
 1,930

Value Indication \$609,500



#### **COMPARABLE #2**

25 Brown Road South Kent, CT 06785

 Price
 \$560,000

 Price/SF
 227,27

 Date
 01/16/2020

 Age
 YB 1996/Renov

 Room Count
 8-4-2F1H

 Living Area
 2,464

Value Indication \$586,500



#### **COMPARABLE #3**

26 Green Hill Road Kent, CT 06757

 Price
 \$595,000

 Price/SF
 245.66

 Date
 04/30/2019

 Age
 YB 1998

 Room Count
 7-3-2F1H

 Living Area
 2,422

Value Indication \$591,500

#### 



#### **COMPARABLE #4**

12 West Mountain Road Washington, CT 06793

 Price
 \$599,000

 Price/SF
 270,55

 Date
 09/03/2019

 Age
 YB 1949/Renov

 Room Count
 7-3-2F1H

 Living Area
 2,214

Value Indication \$622,500



#### **COMPARABLE #5**

76 Blackville Road Washington, CT 06794

 Price
 \$585,000

 Price/SF
 320,72

 Date
 04/29/2019

 Age
 YB 1940/Renov

 Room Count
 7-3-2F1H

 Living Area
 1,824

Value Indication \$604,000



#### **COMPARABLE #6**

207 Bee Brook Road Washington, CT 06794

 Price
 \$549,000

 Price/SF
 221.28

 Date
 11/13/2019

 Age
 YB 2006

 Room Count
 7-4-2F1H

 Living Area
 2,481

Value Indication \$562,500

#### 

Client Mr. R. Bruce Hunter, MAI





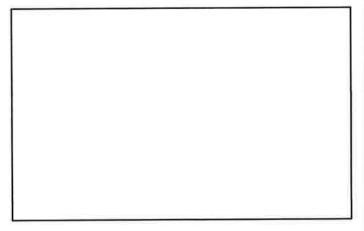
View Rear View 2





Garage Side Opposite Side





Alt Front

#### USPAP Compliance Addendum

HARRIS #220125 File No. 20041505

Borrower/Client Guion Stevens & Ryba	k, LLP^	
Property Address 2 Bald Hill Road		
City South Kent	County Litchfield	State CT Zip Code 06785
Lender/Client Mr. R. Bruce Hunter, MAI		
APPRAISAL AND REPORT I	DENTIFICATION	
This Appraisal Report is one of the fo	flowing types:	
X Appraisal Report Restricted Appraisal Report	This report was prepared in accordance with the requirement intended user of this report is limited to the identified client	ents of the Appraisal Report option of USPAP Standards Rule 2-2(a). ents of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b), The . This is a Restricted Appraisal Report and the rationale for how the appraiser arrived not be understood properly without the additional information in the appraiser's workfile,
ADDITIONAL CERTIFICATION	ons -	
certify that, to the best of my knowledge		
The statements of fact contained in	this report are true and correct,	
<ul> <li>The report analyses, opinions, opinions, and conclusions.</li> </ul>	and conclusions are limited only by the reported	assumptions and are my personal, impartial, and unbiased professional analyses,
<ul> <li>I have no (or the specified) parties involved.</li> </ul>	present or prospective interest in the property that is	the subject of this report and no (or specified) personal interest with respect to the
	to the property that is the subject of this report	
	nment was not contingent upon developing or repor	li i
		nent or reporting of a predetermined value or direction in value that favors the cause or the occurrence of a subsequent event directly related to the intended use of
■ My analyses, opinions, and co	nclusions were developed and this report has been	prepared, in conformity with the Uniform Standards of Professional Appraisal Practice,
■ This appraisal report was	prepared in accordance with the requirements of	of Title XI of FIRREA and any implementing regulations,
PRIOR SERVICES		
immediately preceding acceptance  1 HAVE performed service preceding acceptance of this assig PROPERTY INSPECTION	of this assignment.  s, as an appraiser or in another capacity, regarding the propenment. Those services are described in the comments below	property that is the subject of the report within the three-year period  entry that is the subject of this report within the three-year period immediately .
1070	all inspection of the property that is the subject of this report,	
APPRAISAL ASSISTANCE	nspection of the property that is the subject of this report.	
	d significant real property appraisal assistance to the person s ary of the extent of the assistance provided in the report,	signing this certification, If anyone did provide significant assistance, they
property in the past thirty six month Requirements (AIR) and the USPAP any third party influence or attempt to	s prior to engagement of this assignment. The apprai standards. The appraiser is solely responsible for properting, result, nor review.	praiser has not performed professional duties/appraisal services at the subject sal report was completed in compliance with the Appraiser Independence eparing the appraisal report. At no time did any employee, director, officer, or sw of the appraisal. I am currently licensed or certified in the State of CT, the soon which would impair or impede my ability to perform appraisals.
MARKETING TIME AND EXF  X A reasonable marketing time for X A reasonable exposure time for APPRAISER		market conditions pertinent to the appraisal assignment, SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Name Date of Signature State Certification # CR0000800 or State License # State CT Expiration Date of Certification or Lice Effective Date of Appraisal		Signature  Name R. Bruce Hunter, M.M.  Date of Signature 04/22/2020  State Certification # RCG0000297  or State License #  State CT  Expiration Date of Certification or License  Supervisory Appraiser Inspection of Subject Property:  Did Not X Exterior-only from Street Interior and Exterior

#### Dawn E. Wicks Appraisals, LLC

123 Brynmoor Court Goshen, CT 06756 Office: 860.491.9200 Email: wilkesau@optonline.net

#### REAL TIME STATUS:

Certified Residential Appraiser, State of Connecticut

Actively engaged in full time residential real estate appraisal practice. Independent contractor, managing and servicing client accounts, consulting, and processing residential appraisal orders from cottages to castles. Approved Appraiser with State of Connecticut, Department of Transportation.

PROFESSIONAL EXPERIENCE:

1991 to Present: Full time realty appraisal practice from my home office, covering northwestern Connecticut. Primary clients include lending institutions, attorneys, realty agents, and Litchfield Superior Court. Long-standing affiliations as a sub-contractor with multiple Connecticut based appraisal firms. Testimony in the Superior Courts of Connecticut.

1986 to 1991: Fee Appraiser/Administrative Staffer with Penini, Kleis and Associates, Inc. of Danbury, CT. Responsible for monitoring the appraisal process - data review, recruitment, servicing, office administration and staff supervision.

EDUCATION:

BBA, WCSU, Danbury, Connecticut, 1986 - concentration in Human Resource Management Completed requisite coursework and testing for State of Connecticut Certification Seminars, workshops, and continuing education, including:

Narrative Report Writing

The Appraiser as an Expert Court Witness

The Foreclosure Process

Real Estate Law

Appraisal Law and Standards

The New Construction Niche

Owning, Selling and Appraising Older Homes

Appraising Unique, Expensive, and Trophy Homes

I subscribe to local Multiple Listing Service & conduct municipal records review for each assignment.

PERSONAL:

Co-Chairperson, Goshen Business Circle, Member since 2016, Team-leader 2018 Goshen CT Housing Trust, Board of Directors since 2019 Treasurer, Northwestern Connecticut Dog Club (NCDC) since 2011 AKC SCWK Trial Secretary, NCDC, since 2018 Ongoing dog training including Canine Nosework, K9 Agility, Obedience & Rally venues, CGC.

References and Fee Structure Available Upon Request

STATE OF CONNECTICUT + DEPARTMENT OF CONSUMER PROTECTION
Be it known that

## **DAWN E WICKS**

has been certified by the Department of Consumer Protection as a licensed

## CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

License # RCR.0000800

Effective: 05/01/2019

Expiration: 04/30/2020

Mille Lyll

STATE OF CONNECTICUT 

DEPARTMENT OF CONSUMER PROTECTION
Be it known that

### R BRUCE HUNTER

has been certified by the Department of Consumer Protection as a licensed

### CERTIFIED GENERAL REAL ESTATE APPRAISER

License # RCG.0000297

Effective: 05/01/2019

Expiration: 04/30/2020

Michelle Beagull, Commissione

#### QUALIFICATIONS OF THE APPRAISER

#### R. BRUCE HUNTER, MAI

#### **Professional Affiliations**

MAI member, Appraisal Institute
Connecticut - Certified General Real Estate Appraiser - License No. 297 Expiration Date 4/30/20
CT Certified Revaluation Supervisor (all real property types) #824, Expiration Date 4/30/23
Qualified as an expert witness before the Federal Court and the courts of the State of Conn.
Past President and on Board of Directors of the Connecticut Chapter of the Appraisal Institute
Instructor for the Appraisal Institute, teaching Income Property Valuation, the National Uniform
Standards of Professional Practice (USPAP) course, and other seminars

#### Education

The American College:		
Master of Science of Financial Services	1985	
Chartered Financial Consultant (ChFC)	1982	
Charlesed I material Consultant (CLI)	1979	
Chartered Life Underwriter (CLU)	1076	
Colgate University: B.A. Economics and Social Relations	1976	

#### Appraisal Institute

The Appraisal Institute is the result of the January 1, 1991, unification of the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers. Completed courses that were formerly offered by AIREA and the Society are recognized by the Appraisal Institute.

Successfully completed the following courses:

- Real Estate Appraisal Principles (1A-1)

   Basic Valuation Procedures (1A-2)
- Residential Valuation (8-2) Case Studies in Real Estate Valuation (2-1)
- Standards of Professional Practice (SPPA & SPPB) And numerous other seminars
- Valuation Analysis and Report Writing (2-2)
- Capitalization Theory and Techniques (1B-1 & 1B-2)

#### Work Experience

March 1984 to Present	Real Estate Appraiser and Principal of Hunter Associates. LLC.  Complete narrative appraisal reports of income-producing properties, including commercial, office, and industrial buildings as well as valuation of special-purpose and residential properties. Also, complete narrative reports concerning marketability and feasibility studies; highest and best use studies; and acquisition, condemnation, estate, easement, and foreclosure valuations. Other services rendered include counseling, assessment appeals, neighborhood impact studies, appraisal review, and leasehold analyses. Formerly with Edward F. Heberger & Associates, Inc. (through August, 1995)

- 11/82 3/84 Customer Service Analyst, Marketing Department, CIGNA Corp. Conducted marketing research and enhanced system for Field Office and Senior Management, with recommendations for product development, marketing, and sales.
- 3/76 10/82 Agent, Hartford Branch Office, CIGNA Corp.
  Comprehensive financial planning for closely held businesses and professional clients applying advanced estate planning, business planning, and income tax planning techniques.

HUNTER ASSOCIATES, LLC

# Hunter Associates, LLC Real Estate Appraisers and Consultants 772 FARMINGTON AVENUE FARMINGTON, CONNECTICUT 06032 Phone: (860) 677-9646

email; bruceh@hunterllc.com

List of Property Types Appraised by R. Bruce Hunter, MAL:

- "As Is As Complete" Analyses
- Affordable Housing Developments
- Age Restricted Housing
- Agricultural Properties
- · Apartments / Multi-family housing
- · Auto Salvage Yards
- · Automobile Dealerships
- Banks
- Banquet Facilities
- Bed & Breakfast Properties
- Bus Stations
- · Car Wash Facilities
- Churches / Worship Facilities
- Closed Corporate HQ
- Cold Storage Facilities
- Commercial/Retail Properties
- Community Shopping Centers
- Condominium Developments
- · Conservation Gift Valuations
- · Convenience Stores
- Conversion of Apartments and Industrial
- Buildings to Condominium Ownership
- Country Estate-Type Properties
- · Country Inns
- Courthouse Properties
- · Dams & Reservoir Bottoms
- Day Care Centers
- Development Rights
- Dockominiums/Marinas
- Easement Valuations
- · Elderly Apartments/Condominiums
- Fair Grounds
- Farm Land
- Fasi Food Restaurants
- Flood Plain and Pond Bottom Properties
- Fraternal Halls / Clubs
- Gasoline Stations
- Golf Driving Ranges
- Greenhouses
- Historic Properties
- Horse Barns / Stables
- Hospitals

- Industrial Mills
- Industrial Properties
- Land Leases
- Landfills
- Large Acreage Parcels
- Leasehold Estates
- Lumber Yards
- · Marinas / Boat Yards
- Medical, Industrial, Office Condos
- Mini Storage Facilities
- Mobile Home Parks
- · Motel / Hotels
- · Municipal Properties
- Neighborhood Impact Studies
- Nursery Farms
- Office Properties
- Polo Grounds
- Railroad right-of-ways
- Private and Public School Facilities
- Prospective Valuations
- Reservoirs
- Residential Subdivisions
- Restaurants
- Retrospective Valuations
- Riparian Land / Rights
- Rooming Houses
- Sand and Gravel Pits / Rock Quarries
- Senior Housing Developments
- Special Purpose Properties
- Sports and Health Clubs
- Tank Farms
- Theaters
- · Truck Stops
- Truck Terminals
- · Veterinarian Clinics
- Waterfront Properties
- Wetlands
- YMCA Buildings
- One Property appraised included: 47 parcels 1,400 acres; 2 Commercial Buildings; 1 Industrial Building

HUNTER ASSOCIATES, LLC